

# TO LET

## Retail Warehouse Opportunity in a well established out of town retail location 18,550 sq ft with space for a mezzanine

- Good transport links to the East and North of Hull
- Existing building to be refurbished
- Suitable for non food bulky goods retail use within Class A1
- Excellent car parking to the front and rear of the property
- Planning consent gained in February 2015 to split the unit



Clough Road, Hull, East Yorkshire HU5 1SW





PLUMBASE  
2 FLOORS-2-GO  
TILE GIANT

B&Q

pets  
at home

PLUMB  
CENTER  
Topps Tiles

BURGER  
KING  
wren  
LIVING

The  
Range  
Home, Leisure & Garden

Humberside Police  
Headquarters

GO  
Outdoors

PC World  
Currys

SMYTHS

SUBJECT  
PROPERTY

JD GYMS

Carpet RIGHT  
sleepright  
beds

Dunelm

MECCA  
bingo.com

4  
XERCISE-4-LESS

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## DESCRIPTION

The existing property will comprise of a newly refurbished, purpose built retail warehouse of portal steel frame construction.

## ACCOMMODATION

The premises will have the following approximate gross internal floor area:

Unit 1                      Ground Floor                      1,723 sq m                      18,550 sq ft

The unit can accommodate a mezzanine, subject to planning.

The site accommodates 86 car parking spaces.

## PLANNING

Planning consent was gained in February 2015 allowing a sub-division of the existing unit to potentially create two separate non food bulky goods retail units (A1 Use) for the use of “sale of furniture, floor coverings, bulky electrical goods, DIY, home improvement and garden goods and motor and cycle parts”.

## RATES

We understand that the existing premises have been assessed for rating purposes as follows:

Rateable Value	£188,250
UBR (2015/16)	49.3p
Rates Payable (2015/16)	£92,807

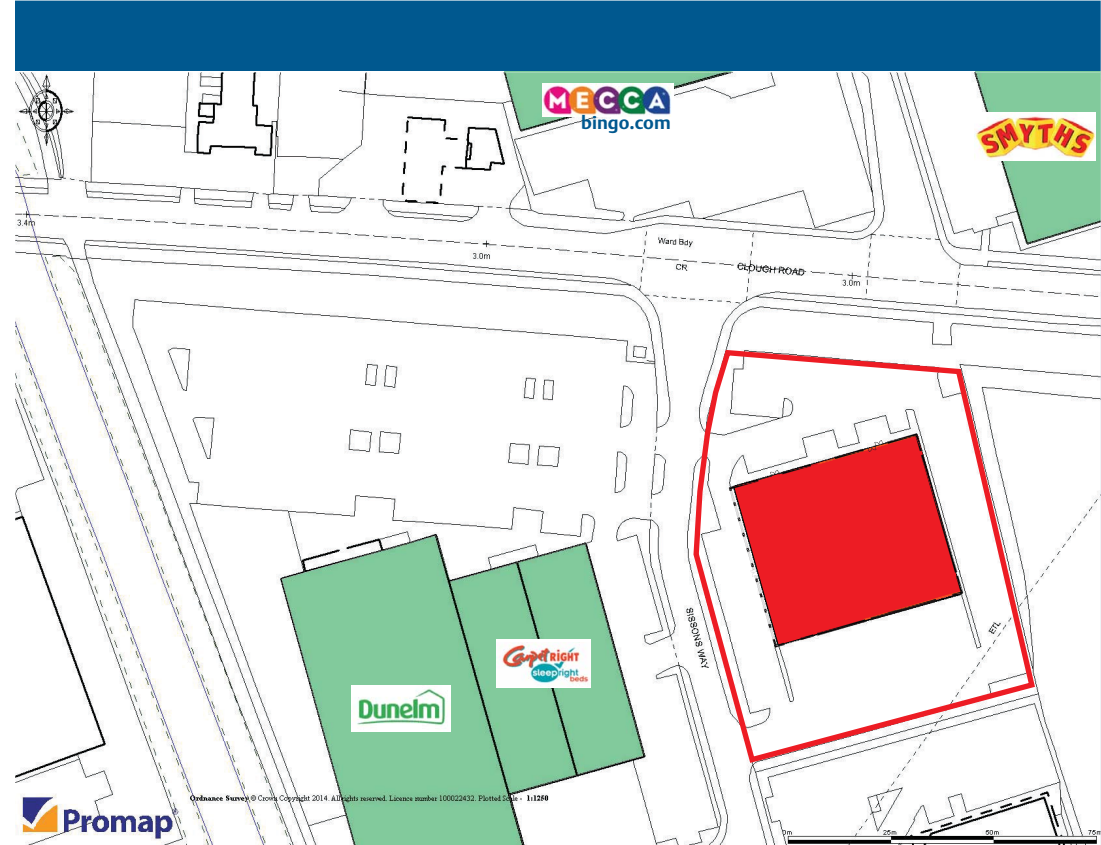
The local charging authority is Kingston upon Hull City Council. These figures are provided for guidance purposes only and interested parties should verify the information with the local authority.

## EPC

EPC shall be provided when reassessed after the refurbishment works have been carried out.

## VACANT POSSESSION

Any transaction will be subject to vacant possession of the premises.



## TERMS

The unit is available to let by way of a new full repairing and insuring lease for a term to be agreed. Lease terms of 10 years or more will be preferred. Rental details are available upon request.

## SERVICES

We understand that all mains services are connected to the premises. Upon the reconfiguration of the unit, each unit will benefit from its own independent utility supplies.

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## LOCATION

The property is situated fronting Clough Road, the A1165. The retail park is approximately 2 miles north of Hull City Centre. Clough Road is an established retail warehouse destination in Hull and benefits from having good road links to the north and east Hull suburbs. Current retailers trading from Clough Road are Carpetright, Dunelm, PC World Currys, Smyths Toy Shop as well as Xercise 4 Less, JD Gyms and Mecca Bingo.

### MISREPRESENTATION ACT:

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## CONTACT INFORMATION

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