155 SPRING BANK
HULL
HU3 1BN

- Ground floor retail unit with first & second floor storage.
- Situated in a prominent position on one of Hull's main arterial route.
- Available on new lease terms.
- Suitable for a variety of uses, subject to planning.
- Recently refurbished to a shell fit-out.

**RETAIL**
1,075 sq.ft. (99.87 sq.m.)

**Price / Rent**
£8,000 per annum

**Enquiries**
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Paul White
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Location

The property is situated in a prominent position along Spring Bank in close proximity to Tesco and Iceland shops as well as local tenants along the parade. The property is situated half a mile from Hull City Centre and within close proximity to St. Stephen’s Shopping Centre and Princes Avenue.

Description

The property comprises of a mid terrace retail unit providing ground floor sales area with rear kitchen/store area and w/c. The first floor contains two reception rooms that can be utilised for ancillary storage/office and to the second floor provides further ancillary storage. The property is suitable for a variety of uses, subject to planning.

Accommodation

<table>
<thead>
<tr>
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<th>SQ FT</th>
<th>SQ M</th>
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<tbody>
<tr>
<td>Ground floor</td>
<td>452</td>
<td>41.99</td>
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<tr>
<td>First floor</td>
<td>388</td>
<td>36.05</td>
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<tr>
<td>Second floor</td>
<td>235</td>
<td>21.83</td>
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Service Charge

There is no service charge implemented on this property.

Services

We believe that mains electric, water and drainage are connected to the premises however interested parties are advised to make their own independent enquiries.

EPC Rating

D 76-100

Business Rates - 2017/18

<table>
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<tr>
<th>RATEABLE VALUE</th>
<th>RATES PAYABLE</th>
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<td>£4,800</td>
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From 1 April 2017 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%.

Terms

The property is available on a new lease at an asking rent of £8,000 per annum.