



321 Beverley Road

£1,000 PCM



Restaurant / Hot Food Premises To Let

321 Beverley Road, Hull

Rent: £12,000 per annum

Premium: £5000 for goodwill and existing restaurant setup

Use Class: A5 Hot Food, Restaurant

Licence: Premises licence in place, including alcohol sales

A solid opportunity to take over an established restaurant site in a prominent spot on Beverley Road. The property already has full kitchen services in place, including extraction, waste, water feeds and power supply, allowing a new operator to install their own commercial kitchen at minimal cost.

The premises previously traded as a licensed restaurant and is well suited for dine-in, takeaway, café use, banqueting, delivery kitchen or a franchise model.

Key features:

- Fully licensed restaurant with alcohol provision
- A5 hot food permission
- Commercial extraction system installed
- Kitchen includes electric ovens, hob, dishwasher, prep tables, fridges, drinks cooler and coffee machine
- Dining area and bar layout in place
- Suitable for a wide range of cuisines and trading models
- Flexible lease terms offered, with one, two or three-year reviews
- High footfall main road position with strong student and residential catchment
- Possible business rates relief for qualifying occupiers

Incoming tenants will need to install commercial cooking equipment and front-of-house fittings, but the main infrastructure, licensing and services are already in place.

Viewings strictly by appointment. Serious enquiries only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

TSL Hull

105-107 Cottingham Road
Hull
HU5 2DH

01482 445588

contact@tulipstudentliving.co.uk

