

CROMA

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To Let

Business district cafe & takeaway. No local competition. 1,485 sq.ft

Available due to retirement. Previously operating only short daytime hours, 5 days a week. £140,000 turnover.



Previous occupier's photos.
Equipment has been removed

The Town House cafe, Priory Park West, Saxon Way, Hessle, Hull, HU13 9PB.

1,485 sq.ft

£8.75 per sq.ft

Rent £12,995 per year

- Huge potential customer base
- No local competition
- Surrounded by industry and offices
- Under business rates threshold
- On-site parking & unrestricted street parking
- Attractive modern premises
- Good established location
- lots of scope for caterers

SAT NAV: HU13 9PB

/// what3words:
/// nest.hero.teeth

Location

Saxon Way is ideally situated on Priory Park. Priory Park has excellent road links to Humber bridge, A-roads and M62 & M180 Motorways.

The A63 Clive Sullivan Way is within 1/2 mile. The Humber Bridge is within 2 miles. Priory Park is one of the most sought-after established business parks, various professionals have taken advantage of the modern offices which are situated on the business park.

In addition, there are also several car showrooms and a good mixture of other commercial users as well as nearby facilities including Hessle Town Centre, Sainsburys, Aldi, The Village Hotel and City docks.

Hessle Village is situated nearby with a range of retailers as well as cafes, pubs & restaurants. Hull City Centre is 4 miles, Hessle railway station is only 1/2 mile, Barrow Haven railway station is only 2 miles & Hulls main park and ride is within walking distance.

The cafe & takeaway benefits.

Located in Hulls largest enterprise park, of superstores, car dealerships and business

Fantastic opportunity for energetic and ambitious new occupiers

42 seats inside + 14 seats outside

Previously operating only short daytime hours, only five days a week with annual turnover £140,000.

Suitable for catering or remote / dark kitchen

Attractive, modern high standard premises

Separate male & female toilets

Separate disabled W/C

Air conditioning

Double glazed with good natural light

Suspended ceilings

No working hours restrictions

Access 365 days, 24/7

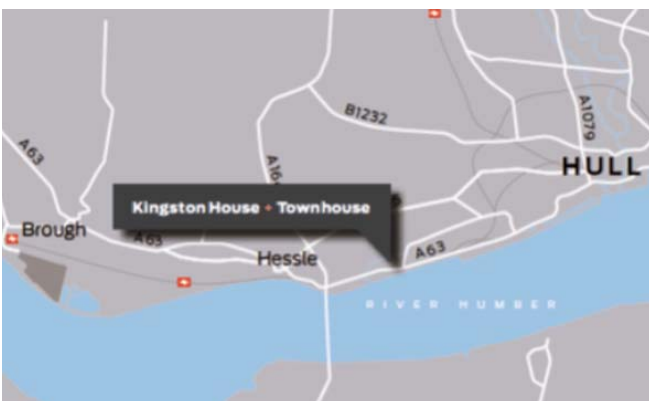
Onsite car parking & unrestricted street parking

Immediately available

All mains services connected

Commercial hooded extraction system

Under business rates threshold



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Rating assessment

The rateable value is under the £12,000 threshold.

The unit benefits from business rates exemption.

Terms

New lease, number of years to be agreed.

Rent

£12,995 per year exclusive.

(£8.75 per sq/ft)

Rent increases

at 3.5% per year.

Service charge

Low FIXED service charge of £155 per month,
Equivalent to £1.25 per sq ft for maintenance &
upkeep of common areas.

Legal costs Each party pays their own.

VAT All figures quoted are exclusive of VAT.

VAT will be charged at the prevailing rate.

Possession Upon completion of lease.

Illegal use Unit is subject to periodic inspections.

EPC C62.

Viewing Croma Ltd,
511 Uppingham Road, Leicester, LE5 6QB

Contact: Bill Singh
Mobile 07 803 28 44 26
Office 0116 241 95 45
Email Bill@CromaLtd.com
Web www.CromaLtd.com



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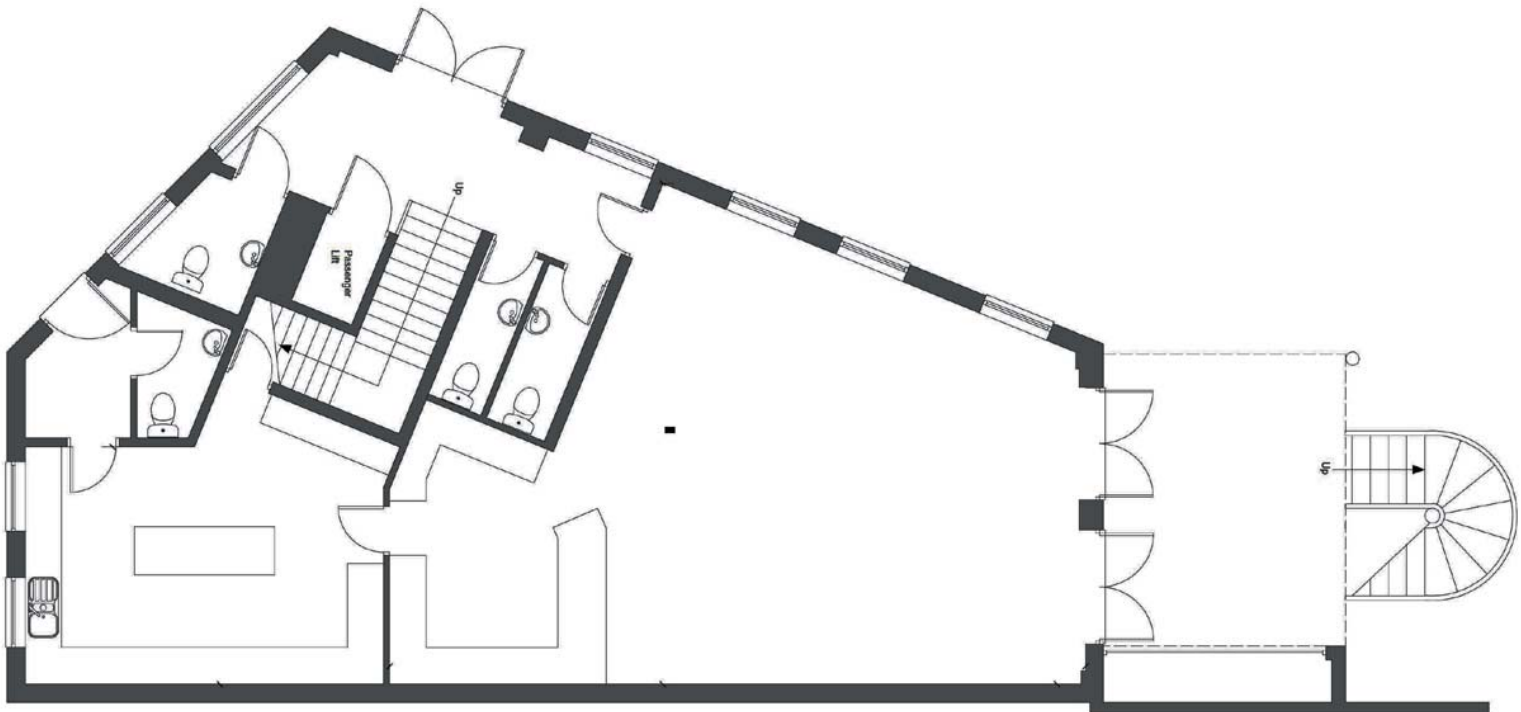
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Kingston House + Townhouse

SAXON WAY, PRIORY PARK, HULL, HU3 9PB

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