

# To Let



## Hull

Unit 35 (31 Goodhart Road) North Point Shopping Centre, HU7 4EE

Ground Floor: 965 sq ft (90 sq m)

Rent on Application

## Location & Description:

- North Point Shopping Centre is located in Bransholme, approx. 4 miles north of Hull City Centre and approx. 2 miles south east of Kingswood.
- Sat within The Bransholme Estate, the estate has a population of over 30,000 [Source: Wikipedia].
- North Point Shopping Centre comprises approx. 217,000sqft of retail accommodation with approx. 750 free car parking spaces.
- Recent lettings include Bodycare and an upsize relocation with Greggs.
- The subject unit is located close to Greggs, Heron Frozen Food and One Beyond.

## Demise:

Ground Floor Sales 965 sq ft (90 sq m)  
First Floor 358 sq ft (33.3 sq m)

## Rent:

Available upon request.

## Lease:

New FRI lease for a term to be agreed.

## Service Charge:

On-account service charge for 2024 stands at approximately £12,906.

## EPC:

Available upon request.

## Legal and professional fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £20,750.

## Date Prepared:

July 2024

## Contact Us:

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