

TO LET

UNIT 2, 2 NORTHGATE, HESSLE, HU13 9AA



**COMMERCIAL PROPERTY EXPERTISE
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Ground floor restaurant / takeaway

(Please note that pizza restaurant / takeaway is not permitted)

Prominent building at junction with Tower Hill and Swinegate

Extending to 135.6 sq m (1,460 sq ft)

40 covers plus large kitchen

Available on new lease: £13,500 pa exclusive

LOCATION

The available unit forms part of a larger mixed use property situated at the junction of Northgate, Tower Hill and Swinegate in the centre of the popular town of Hessle, close to The Square.

Other nearby occupiers include Dominos, The Hase public house and Stephen Warrham Florists. Other properties in the immediate area provide a mix of retail, offices, residential and All Saints Church.

Hessle is situated 5 miles to the west of Hull city centre and has a population of approximately 15,000 people which is increasing following recent housing developments. It benefits from good road communications being adjacent to the A63 and is at the northern end of the Humber Bridge. The town is on a number of bus routes and has a railway station.

Car parking is available within The Square and to the rear of the Co-op accessed via Swinegate.

DESCRIPTION

These restaurant / takeaway premises occupy part of the ground floor of a larger building of traditional brick construction under a slate roof.

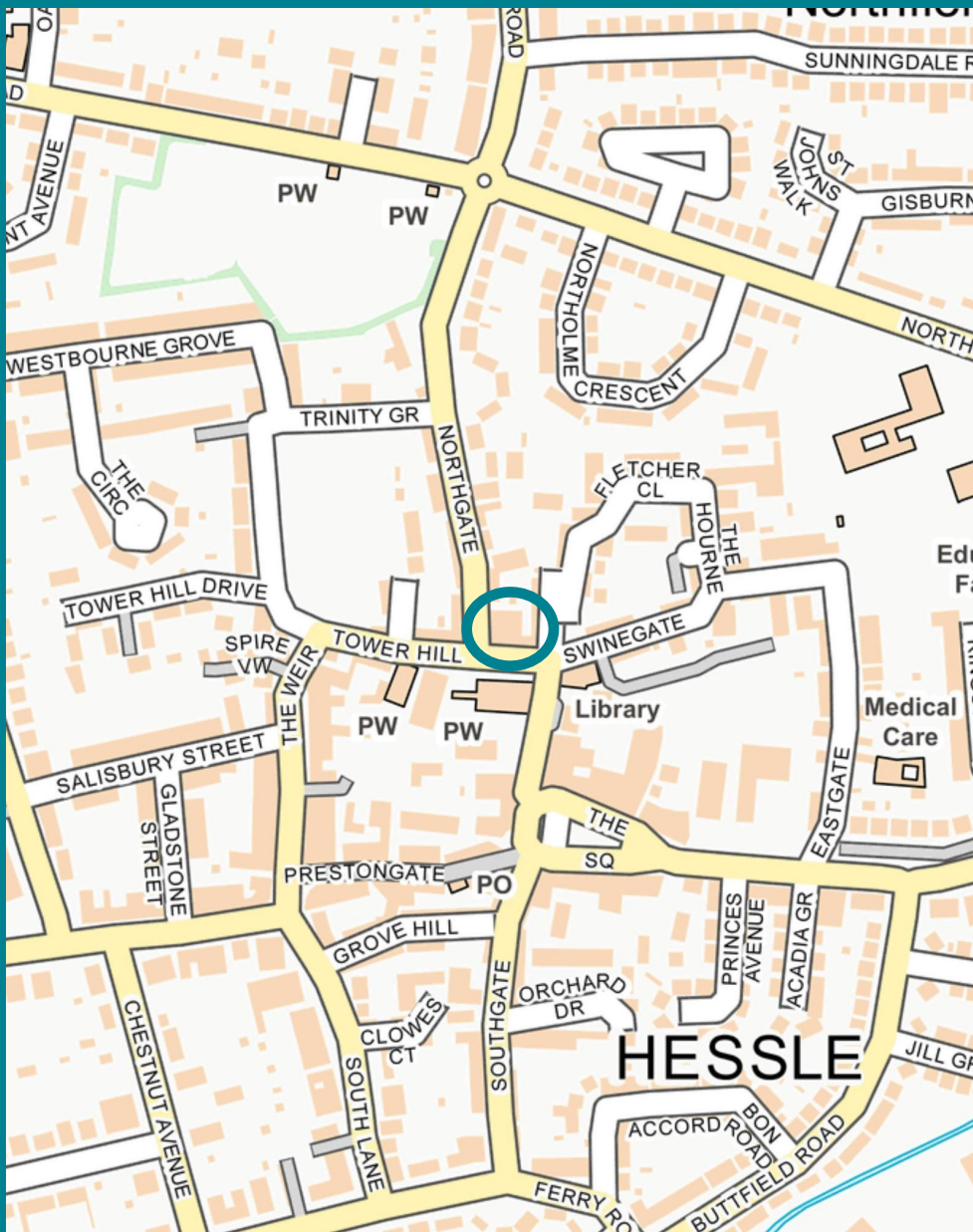
The premises are entered via a upvc framed glazed entrance door leading in to a reception / lobby area. The main restaurant area has space for 40 covers and has a small bar area, with understairs storage serving as a cellar. There are separate male, female and disabled WCs. There is a large kitchen with suspended ceiling, tiled floor, stainless steel sink unit stainless steel splashbacks to part and an extraction system. There is a dry store, small staff room and staff WC.

There is external access to a bin store shared with the adjoining tenants.



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NOTICE. Prospective purchasers will be asked to provide proof of their identity and evidence of funding in order to comply with the Anti Money Laundering Regulations. Clark Weightman Limited for themselves and for the Vendors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute, nor constitute part of, an offer of contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

ACCOMMODATION

The premises extend in total to 135.6 sq m (1,460 sq ft)

ADDITIONAL INFORMATION

Terms: The restaurant / takeaway is available on a new lease, the length of lease by negotiation, subject to a minimum term of three years. The lease will be on an internal repairing basis plus service charge to cover a fair proportion of the landlords costs of maintaining the main fabric of the building, insurance and electricity to common parts. The rent is £13,500 per annum exclusive, payable monthly in advance.

Local Authority: East Riding of Yorkshire Council.

Rateable Value: The property is shown in the Rating List as Restaurant and Premises with a Rateable Value of £7,500. Small business rates may be applicable.

EPC: TBC

Services: All mains services are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: All rents and services charges quoted are exclusive of VAT. VAT is applicable to this transaction.

Legal Costs: The tenant to pay 50% of the landlords legal costs.

VIEWING AND FURTHER INFORMATION

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