

TO LET

RESTAURANT PREMISES AT 19 HOLDERNESS ROAD, HULL, HU8 7NA



FUNCTION SUITE & BAR

07745 130009

Ruthvika Spices Kitchen

www.RuthvikaDine.co.uk

INDIAN CATERING & EVENTS

01482 213888

INDIAN RESTAURANT
Tapasya Spices Kitchen

CATERING & EVENTS
Tapasya Spices Kitchen
AUTHENTIC INDIAN FOOD
Tapasya Spices Kitchen

CAR PARK AT REAR
HOLDERNESS RD
HOLDERNESS RD

23-27

Domestic Vacuum

CAR PARK AT REAR



both.riding.move



Additional photographs of the property can be viewed on our website.

Fully refurbished restaurant premises

Prominent location on Holderness Road

Ground floor extending to 205 sq m (2,206 sq ft)

Outside seating area

Available on new lease: £20,000 pa exclusive

LOCATION

The property is situated in a prominent location on Holderness Road in East Hull. It is in a terrace of retail and leisure type premises and is next door to the Ritz Cabaret Show Bar and also the Hull Vac retail showroom. Holderness Road is one of Hull's busiest and main arterial roads leading from the city centre to the outer East Hull suburbs and connects directly onto the A165 leading to the north and seaside towns of Bridlington and Scarborough. The property is situated within 1 mile of Hull city centre.

DESCRIPTION

The available space comprises a fully refurbished restaurant unit which has been fitted out to a high standard. It has a double retail frontage and a large open plan front restaurant seating area with fitted bar servery and a restaurant seating area towards the rear which is adjacent to separate customer gents and ladies WC facilities. Adjoining the rear restaurant seating area there is an open counter which looks directly into the large kitchen and food preparation area, partitioned off preparation and wash area, walk-in fridges and dry stores. The kitchen area benefits from a large stainless steel extractor hood and food finished internal cladding to walls.

The property also benefits from a shared private driveway leading to an open yard area from the adjoining Wilton Street. Alternative uses will be considered subject to any necessary planning consents being obtained

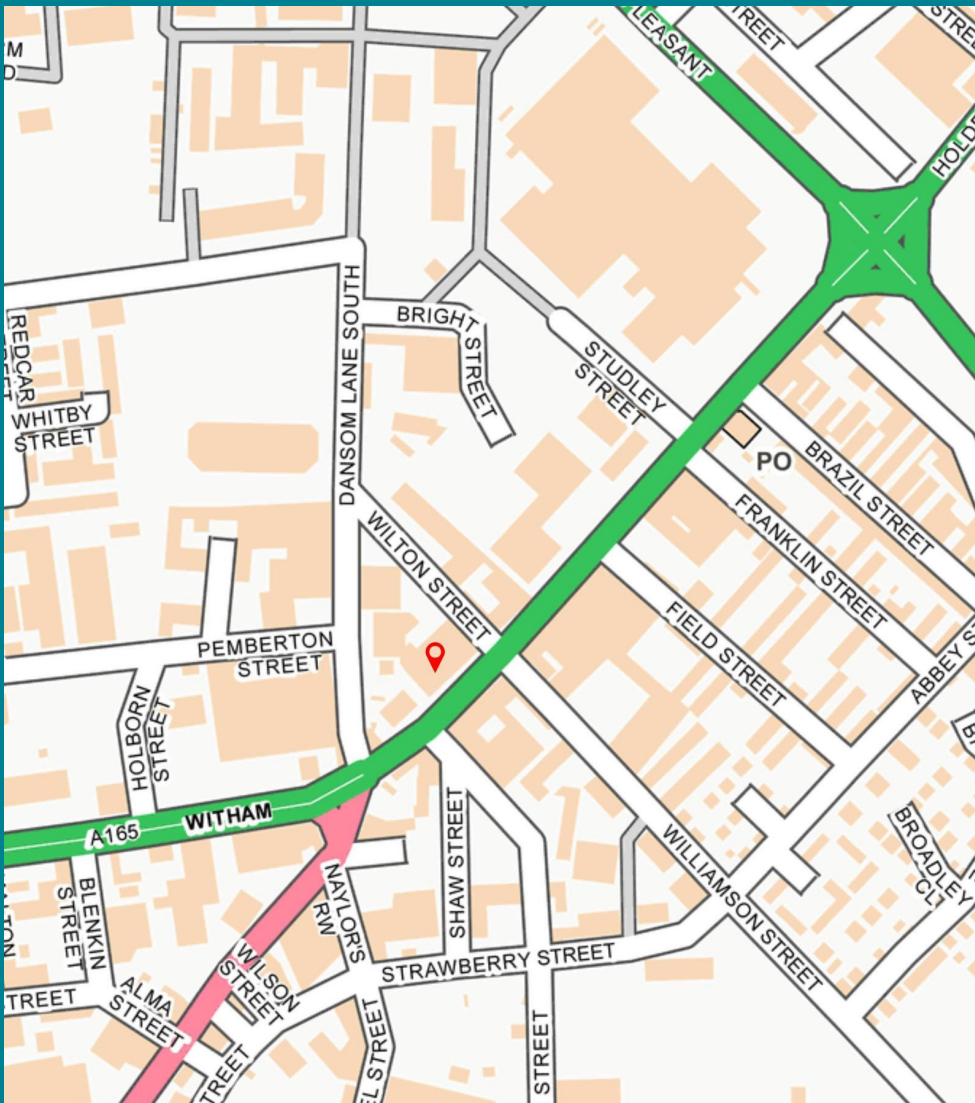
This is an attractive restaurant premises which has been utilised as a restaurant for the last 15 years. It was last occupied by Ruthvika Spices Kitchen.

ACCOMMODATION

The accommodation has been measured on a net internal area basis.

Front Restaurant Seating area:	127 sq m	(1,366 sq ft)
Rear Restaurant Seating area:	26.5 sq m	(285 sq ft)
Kitchen & ancillary preparation area:	50.9 sq m	(548 sq ft)





TERMS

A new lease to be granted for a minimum term of three years at a rent of £20,000 pa exclusive. The tenant will be responsible for internal repairs, the shop front and a fair proportion of the landlords costs incurred in repairing and maintaining the main building. Buildings insurance will be recharged on a pro-rata basis.

ADDITIONAL INFORMATION

Local Authority: Hull City Council.

Rateable Value: £8,800.

EPC: The property's current energy rating is C.

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

VAT: The rent is quoted exclusive of VAT. VAT is not applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION

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Ref: 23/109

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