

**3 MONTHS
RENT FREE**

On the Instructions of



HULL HU9 3JA
Unit 2, Holderness Road

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Ground Floor Sales	10.2	110

Note: The above areas have been calculated on an approximate net internal basis and must be verified by the ingoing tenant.

Terms

The unit is available to let by way of a new lease for a term to be agreed, to be outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a commencing rental of £7,500 per annum exclusive.

The initial annual service charge, building insurance, electricity and water charges will be in the region of £110, £300, £55 and £100 respectively.



Location

The unit is situated within the **Morrisons** food store where other in-store occupiers include **Johnsons Dry Cleaners**, **Alliance Pharmacy** and the **Post Office**.

The **Morrisons** store comprises some 6,921 sq m (74,500 sq ft) together with petrol filling station and large free car park.

The store is prominently located fronting Holderness Road (A165) some 2.25 miles north east of Hull town centre.

Description

The unit, which is situated opposite the checkouts in the store, is fully fitted with the benefit of tiled flooring, suspended ceiling and manually operated roller shutter door.

Rating

The unit is not currently subject to a separate rating assessment. However should the unit become separately assessed the tenant will become responsible for rates payable.

Incentives

An incentive equivalent to 3 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

VAT

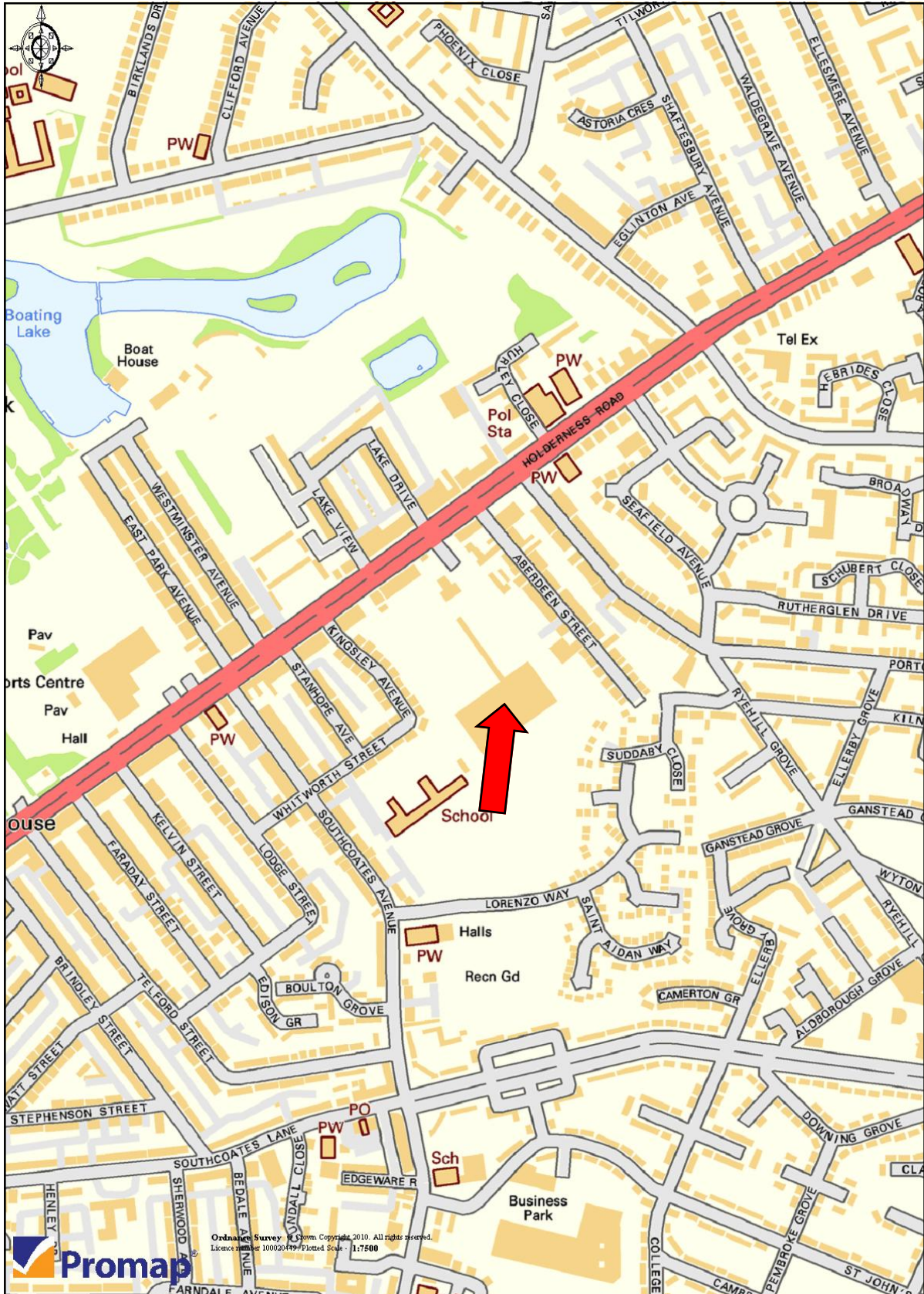
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole agents.

Contact: Greg Wilson
0161 817 6247
gpw@rapleys.co.uk

For further opportunities please visit
www.rapleysmorrisons.co.uk



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, HUNTINGDON PE29 6FG. A full list of Members is available on our website or at any of our offices during normal business hours. Rapleys LLP operates an Environmental Management System which complies with the requirements of ISO 14001:2004. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. Reproduced by permission of Geographers A-Z Map Co. Ltd. Licence No. A0203. This product includes mapping data licensed from Ordnance Survey - © Crown Copyright 2001. Licence No. 100017302 and © Crown Copyright, All rights reserved. Licence No. ES 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. APRIL10/180111