



# TO LET

Retail Unit

1,100 sq.ft

(102 sq.m)

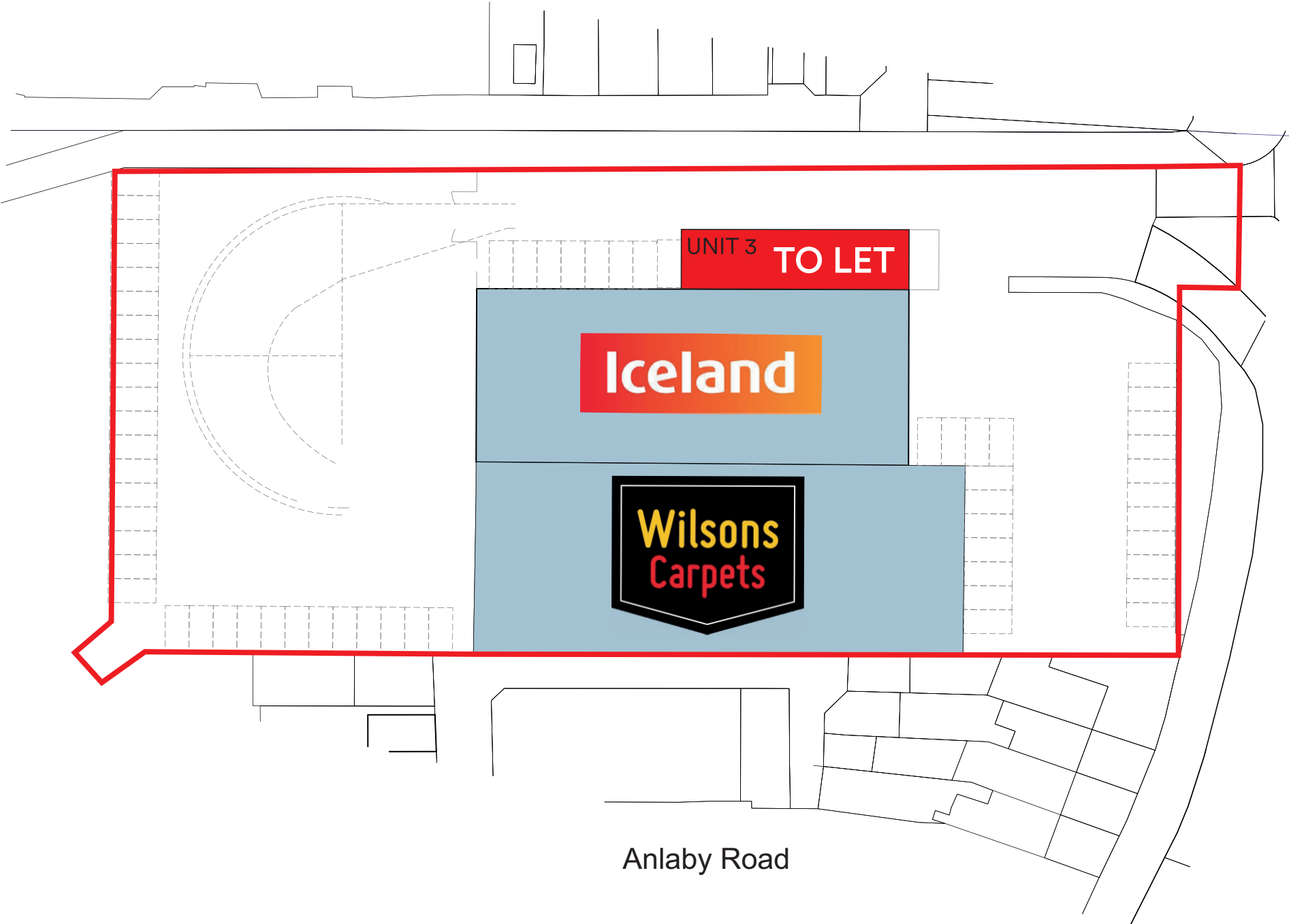
**Unit 3, Anlaby Road, Hull, North Humberside, HU3 6UU**

- On site customer car parking
- Rear service yard
- Road facing frontage
- Local occupiers include Iceland and Wilsons Carpets

**LCP**

**01384 405631**

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## Unit 3, Anlaby Road, Hull, North Humberside, HU3 6UU

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,100	102
<b>TOTAL</b>	<b>1,100</b>	<b>102</b>

### Description

Newly built commercial unit available to let on Anlaby Road, Hull. Located on popular estate anchored by Iceland and Wilsons Carpets. Unit exists as a 'shell'.

### Rent

£25,000 per annum.

### Rateable Value

Rateable Value TBC. Interested parties are advised to make their own enquiries with the local authority.

### Services

Unit comes with 100 Amp 3 phase electricity with water supply.

### Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

### Location - HU3 6UU

Three retail units in a prime location on Anlaby Road which is a major road and residential area in West Hull.



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