

SUBJECT TO VACANT POSSESSION



**M** UNIT 5

M Brough  
Brough  
East Yorkshire  
HU15 1AF

Occupiers Include

 **morgan & quinn**  
carpet & flooring specialists

 **Busy Bees**

**DESCRIPTION**

Brough is an established and affluent settlement located approximately 13 miles west of Hull, just off the A63 which is the main arterial route connecting Hull with the M62 motorway and the wider region.

Brough Shopping Centre is the principal retail destination serving the catchment and is located on Welton Road, adjacent to Morrisons and The Red Hawk community public house, with occupiers including Brough Pharmacy, Sightcare Opticians, Morgan & Quinn carpets & flooring, Limb Estate Agents, Andrew Earle's Holidays and Busy Bees nursery. There is also free shopper parking (approximately 50 spaces).

The available unit is in a prominent position overlooking the car park in between Brough Pharmacy and Sightcare Opticians and is suitable for a variety of uses including retail, professional services, healthcare, etc (subject to the necessary consents).

**AREA**

938 sq.ft (87.1 sq.m)

**RENT**

£20,000 per annum plus VAT

**BUSINESS RATES**

Rateable Value: £18,250

**SERVICE CHARGE & INSURANCE**

Service Charge: Approximately £2,278 per annum plus VAT.

Insurance to be confirmed.

**ENERGY PERFORMANCE**

EPC rating C:62. Further information available upon request.

**PLANNING**

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

**LEGAL COSTS**

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

**VAT**

VAT at the prevailing rate is payable on all sums due to the landlord under the terms of the lease.

**7**

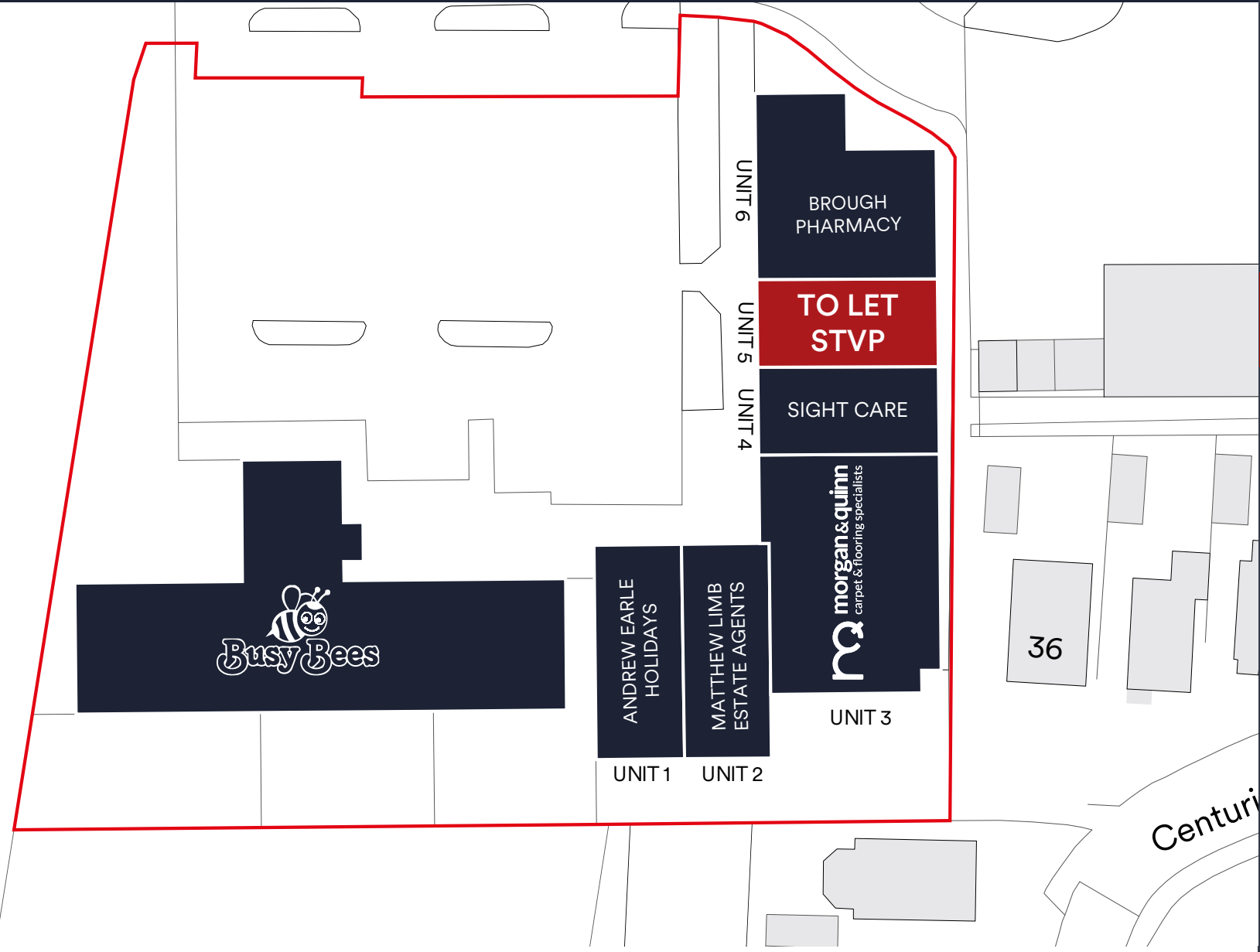
Retail Units On-Site

**938 sq.ft**

Unit Area

**What Three Words**

dominate.winning.distracts



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**Viewing**  
 Strictly via prior appointment  
 with the appointed agents



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.