

TO LET

3,884 sq.ft (360.8 sq.m)



Occupiers Include:



home **bargains**

cardfactory

money

truly

Sue Ryder

Oasis
dental care

M UNIT 7

///hoping.intelligible.scam

M Park Kingston, Hull,
East Yorkshire,
HU9 2AA

M PARK KINGSTON

UNIT 7

DESCRIPTION

M Park Kingston is a modern, suburban development in Hull situated on Holderness Road which is one of the main arterial routes into the city centre. The scheme comprises a terrace of 8 retail units built around a car park offering approximately 120 free spaces with occupiers including Home Bargains, Card Factory, Truly Dental, Virgin Money, Oasis Dental Care, Sue Ryder and McDonald's.

Holderness Road is a sought after location with both local and national retailers represented including the likes of Iceland, Boyes, One Stop, Cooplands, Ladbroke's, Subway and Heron. Other occupiers in the immediate vicinity include Asda, B&M, Matalan, KFC and Everlast Gyms.

UNIT SIZE

Total Area: 3,884 sq.ft (360.8 sq.m)

RENT

£50,000 per annum + VAT

BUSINESS RATES

Rateable Value: £36,000. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable for themselves by making their own enquiries to the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £10,467 per annum + VAT

Insurance: Approx £1,400 per annum + VAT

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

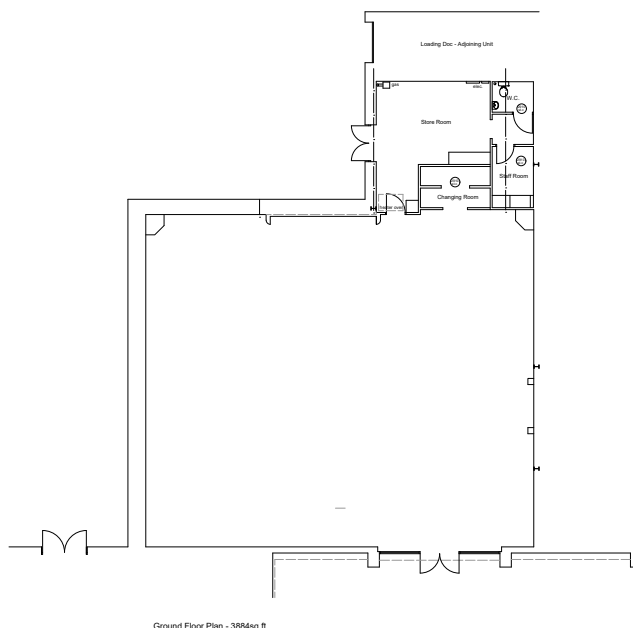
It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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

VAT

VAT is payable at the prevailing rate on all sums due to the landlord.



9

Retail Units On-Site



35,134 sq.ft

Total Area

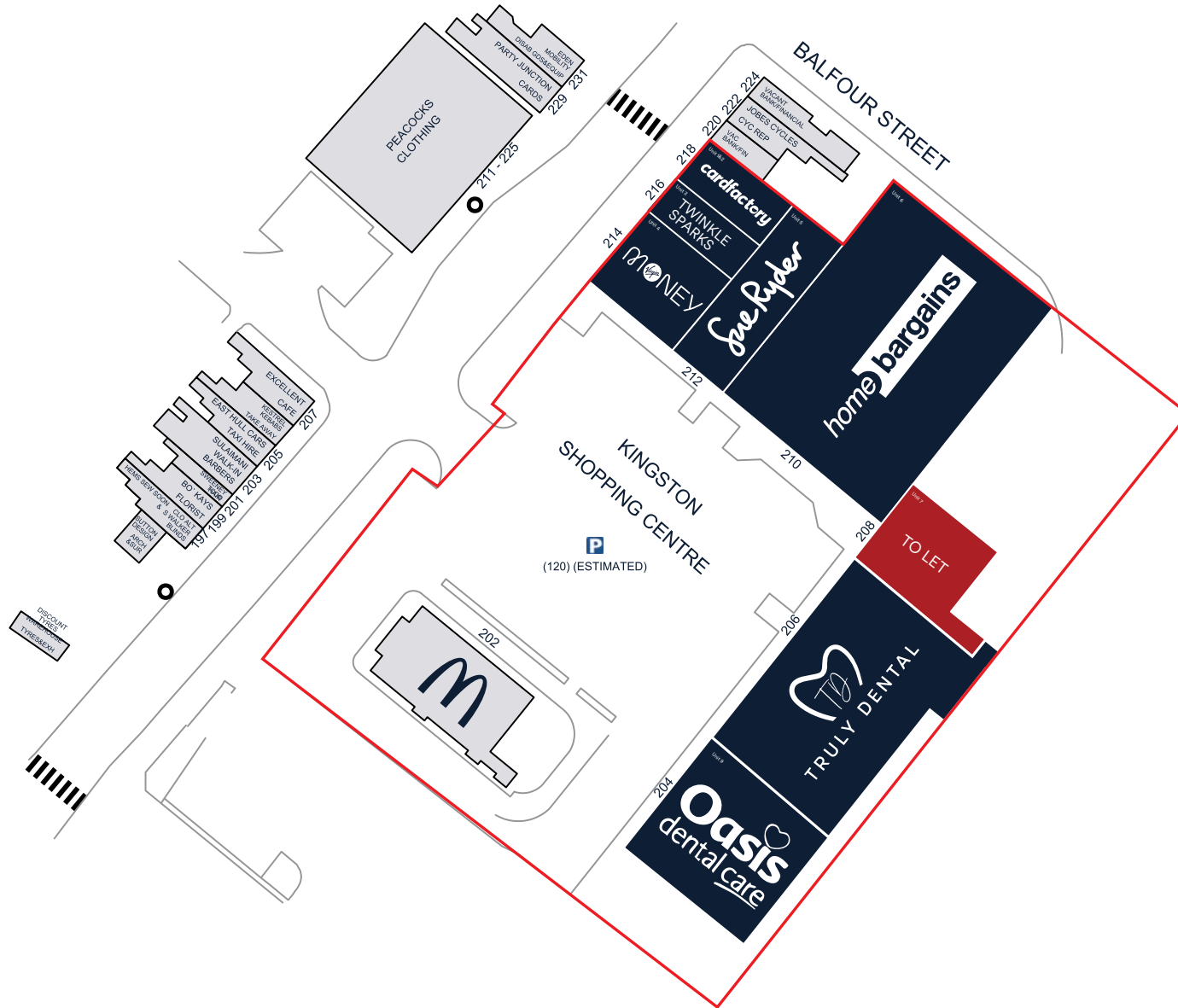


What Three Words

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M PARK KINGSTON

SITE PLAN



Martin Wade

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George Kearney

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Viewing

Strictly via prior appointment
with the appointed agent



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Dan Gazzard

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