



SHOPPING CENTRE PROPERTY / CLASS A1

Unit 4 59 Goodhart Road, North Point Shopping Centre, Hull



Rent: £35,000 PA

Area

985 Sq ft / 92 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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Location:

North Point Shopping Centre is located in Bransholme, 4 miles north of Hull city centre. Bransholme is one of the largest residential estates in Europe with an immediate catchment population of c.77,000 and a total catchment population of c.256,000. North Point Shopping Centre comprises 217,000 sqft of retail accommodation with 750 free car parking spaces with an annual footfall of c.6 million.

The subject premises are situated at one of the main entrances into the scheme. The unit is close to New Look, Card Factory, Iceland and Boots.

Demise:	Sq Ft	Sq M
Ground Floor Sales	985	91.51
First Floor Ancillary	361	33.54

Rent:

We are seeking rental offers in the order of £35,000 per annum exclusive.

Tenure:

The premises are available to let by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The unit has a 2017 rateable value assessment of £23,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2019 stands at approximately £9,502.80.

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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