

KINGSTON RETAIL PARK

ONE
OF THE BUSIEST
RETAILING AREAS
IN THE CITY

TOTAL
DEVELOPMENT
35,134 sq.ft
(3,264 sq.m)

Occupiers include:

Poundland

Card Factory



home bargains

Free onsite car parking

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202 - 218 Holderness Road, Hull,
North Humberside, HU9 2AA

POPULAR RETAIL PARK

Kingston Retail park comprises of 8 terraced retail units arranged in an L shape around a car park and a detached drive thru restaurant.

Holderness Road is one of the busiest retailing areas in the city.



CURRENT
TOTAL UNITS
8

KINGSTON RETAIL PARK

Possible Uses	Use class
Shop	E
Financial & professional services (not medical)	E
Café or restaurant	E
Hot food/takeaway	E

DESCRIPTION

Generally the units are of steel portal frame construction with concrete floors and brick/ block and profiled steel clad elevations beneath a pitched steel clad roof.

Kingston is an extremely popular and busy retailing area which is represented by a number of national, regional and multiple traders. A

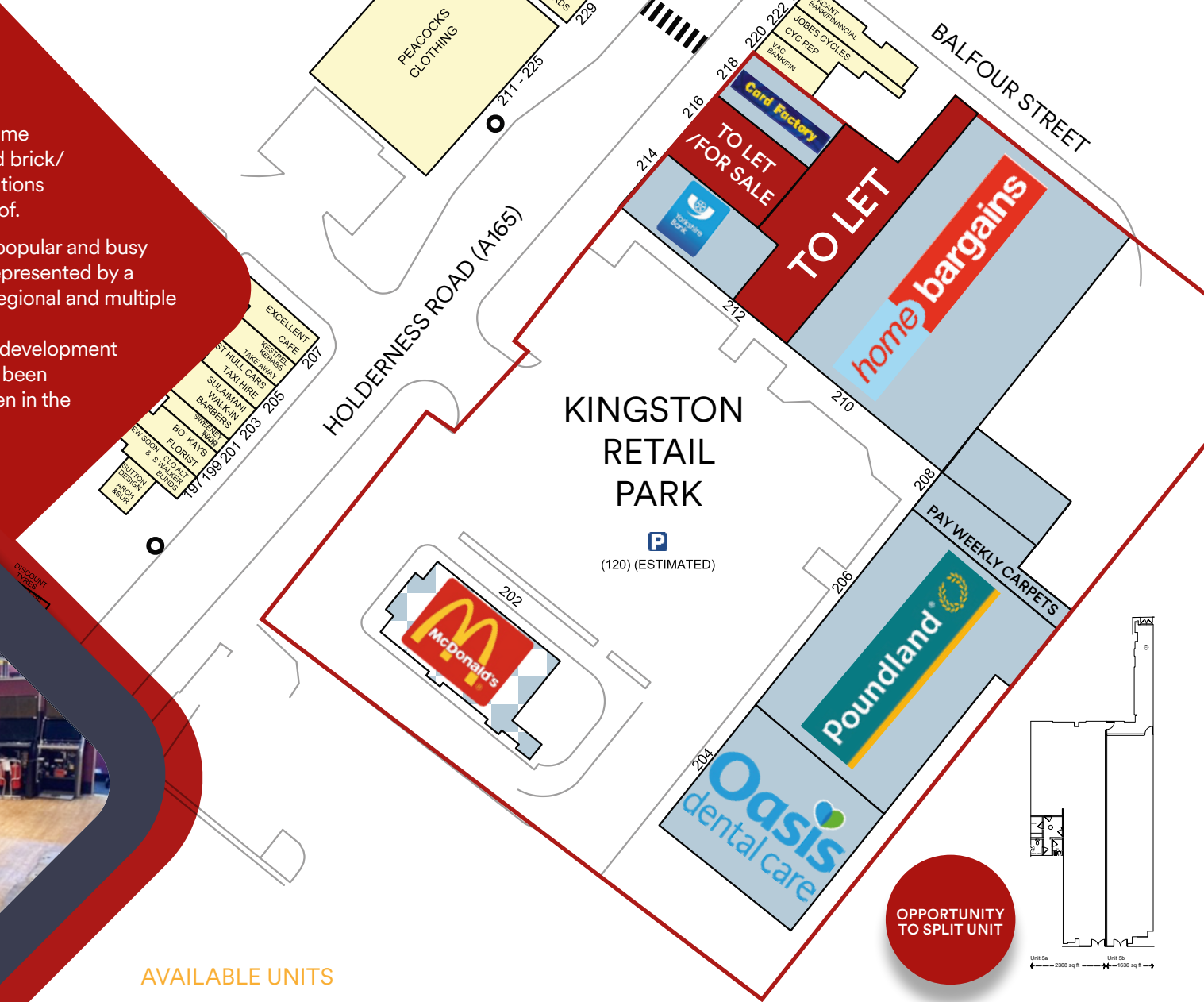
great deal of redevelopment has recently been undertaken in the area.



FREE CAR PARK SPACES

120

KINGSTON RETAIL PARK



AVAILABLE UNITS

Unit 3		sq.ft	sq.m
		1,410	414
Rental p.a		£25,000	
Rateable Value		£5,300	
Service Charge		£1,284.76 pa ex VAT	
EPC		TBC	
AVAILABLE FOR FREEHOLD SALE			

Unit 5		sq.ft	sq.m
		4,460	414
Rental p.a	TO LET	£45,000	
Rateable Value		£37,00	
Service Charge		£4,063.84 pa ex VAT	
Insurance		£1,569.14 pa	

OPPORTUNITY TO SPLIT UNIT

LOCATION - HU9 2AA

The retail park is situated on the southern side of Holderness Road and is approximately 1.5 miles to the north east of Hull city centre. The predominant uses in the surrounding area comprise a mix of retail and residential.



SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

B (Expires 27.04.31) - 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.

RATES PAYABLE

TBC

VIEWING

Strictly via prior appointment with the appointed agent:

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*Potential occupiers to make own enquiries to clarify accuracy of data.