



**HARROCKS**  
COMMERCIAL PROPERTY LTD



# RETAIL UNIT TO LET

**Unit 5 Kingston Shopping Centre,  
Hull HU9 2AA**

Assignment / Sublease

## Location

Kingston Shopping Centre is located on the south side of Holderness Road close to the Mount Pleasant ring road. Holderness Road is one of the busiest retailing areas of the city.

## Description

The shopping centre comprises an 'L shaped' terrace of retail warehouse units arranged around a large customer car park providing parking for 120 vehicles.

The subject premises are directly adjacent to Home Bargains and Yorkshire Bank and close to Poundland.

The shopping centre also benefits from a McDonald's Drive Thru on site.

## Accommodation

The premises comprise the following approximate floor areas:

Demise	Sq m	Sq ft
Ground Floor Area	414	4,460

## Tenure

The premises are held on an effectively full repairing and insuring lease for a term due to expire on the 27th June 2026, subject to a tenant break option on 28th June 2024.

## Rent

The passing rental is £45,000 per annum exclusive.

## Service charge

There is a service charge payable of £8,920 capped at £2.00 sq ft.

## Rates

From verbal enquiries we understand the premises are assessed as follows:

Rateable value – **£37,000**

Rates payable (2021/22) – **£18,463**

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

## Planning

The Unit benefits from Open Class E food and non-Food planning consent.

## VAT and costs

All prices, premiums and rates etc. are quoted exclusive of VAT at the prevailing rate.

Each party is to be responsible for their own legal costs incurred in any transaction.

## EPC

An EPC will be made available upon request.

Viewing strictly through the letting agent

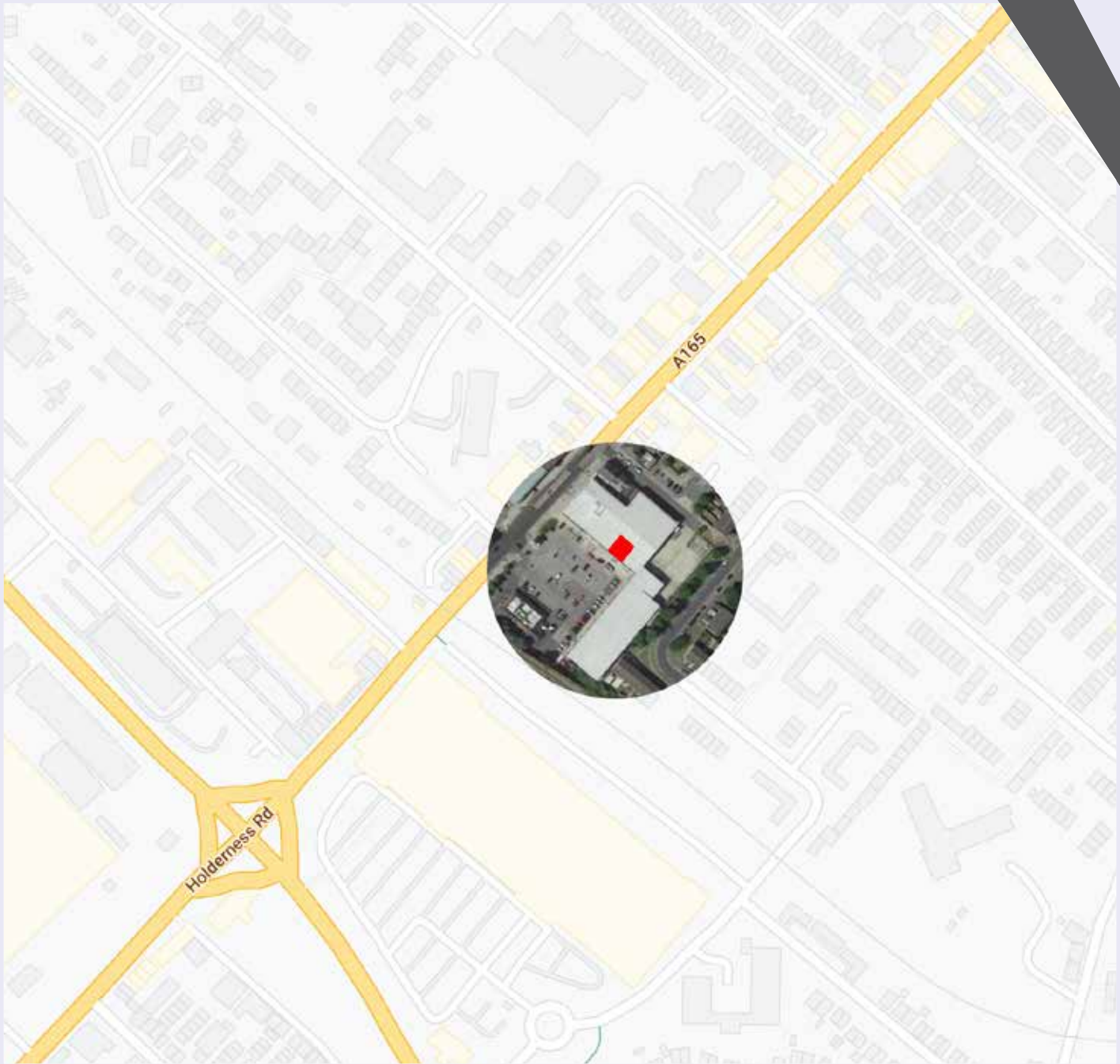


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