



TO LET

PROMINENT TRADE COUNTER OPPORTUNITY

2,282 sq ft up to 10,150 sq ft

Clough Road, Hull, HU6 7QA



- Trade Counter potential from 2,282 sq ft to 10,150 sq ft.
- Drive thru Starbucks within the development.
- Excellent Prominence and Visibility to Clough Road
- Capable of Subdivision
- Well-established commercial area including B&Q, The Range, Smyths Toys and Halfords.

Trade Counter Opportunity

Location

The site benefits from a prominent position fronting Clough Road, an established trade counter and retail warehousing area, located approximately 3 miles north of Hull City Centre.

Occupiers located within the vicinity include B&Q, The Range, Currys / PC World, Smyths Toys and Halfords amongst others. There is also a concentration of trade counter occupiers with Stoneferry and Medina trade parks located within the immediate area.



Description

The site extends to 1.56 acres (0.63 ha) with substantial frontage to Clough Road and a separate access from Pearson Way, providing convenient servicing options.

Trade Counter Units can be provided from 2,282 sq ft up to 10,150 sq ft.

Accommodation

Unit	Sq.m	Sq.ft
2	224	2,411
3	212	2,282
4	212	2,282
5	295	3,175

Terms

The property is available by way of a new 10 year FRI lease, with 5 yearly upward only rent reviews. Rental terms available on application.

Rates

Interested parties should make their own enquiries from the local authority to gain this information.

Legal Costs

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

VAT

VAT if applicable, will be charged at the standard rate.

Viewings

All viewings are strictly by prior appointment.

Please contact:

Tom Asher

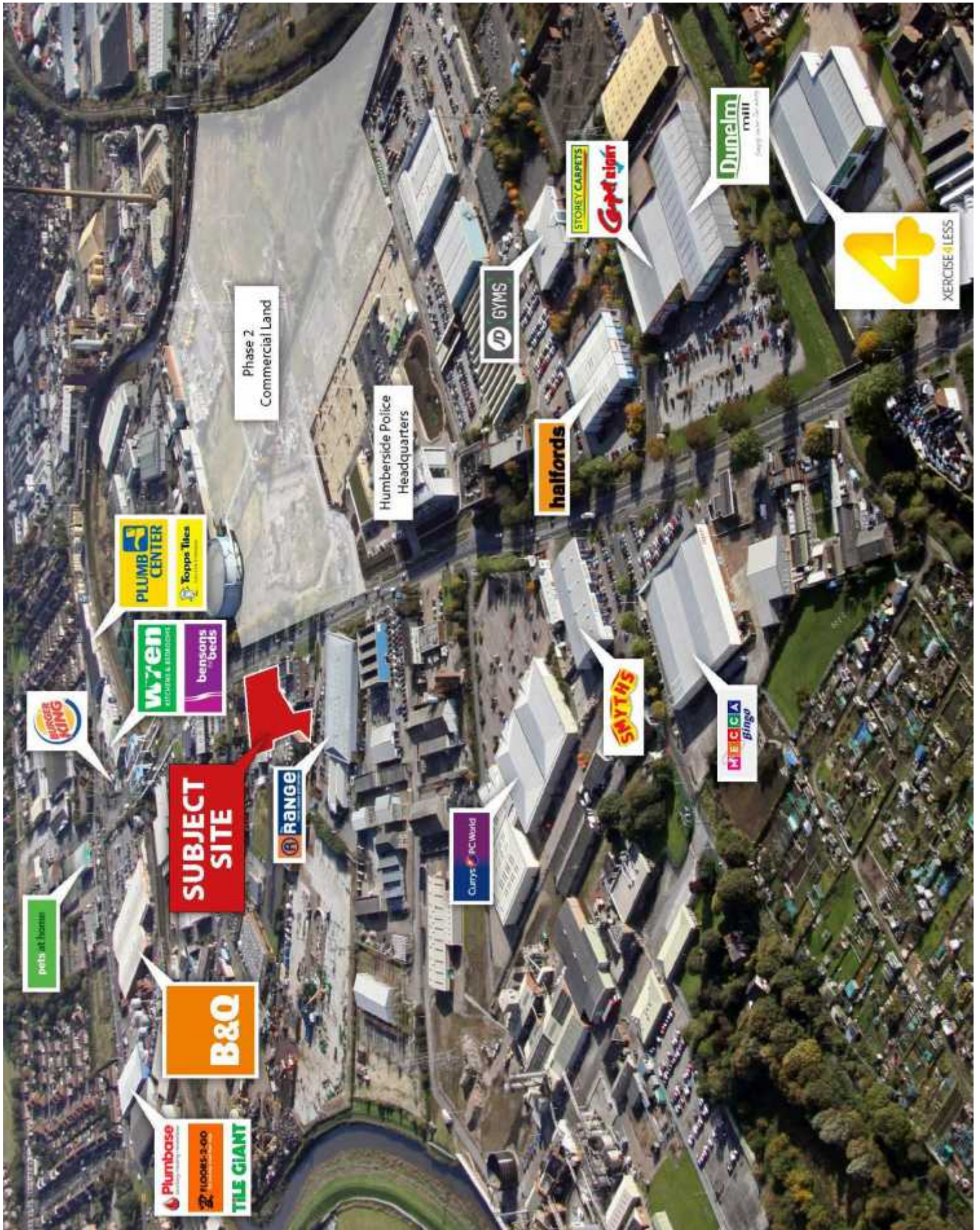
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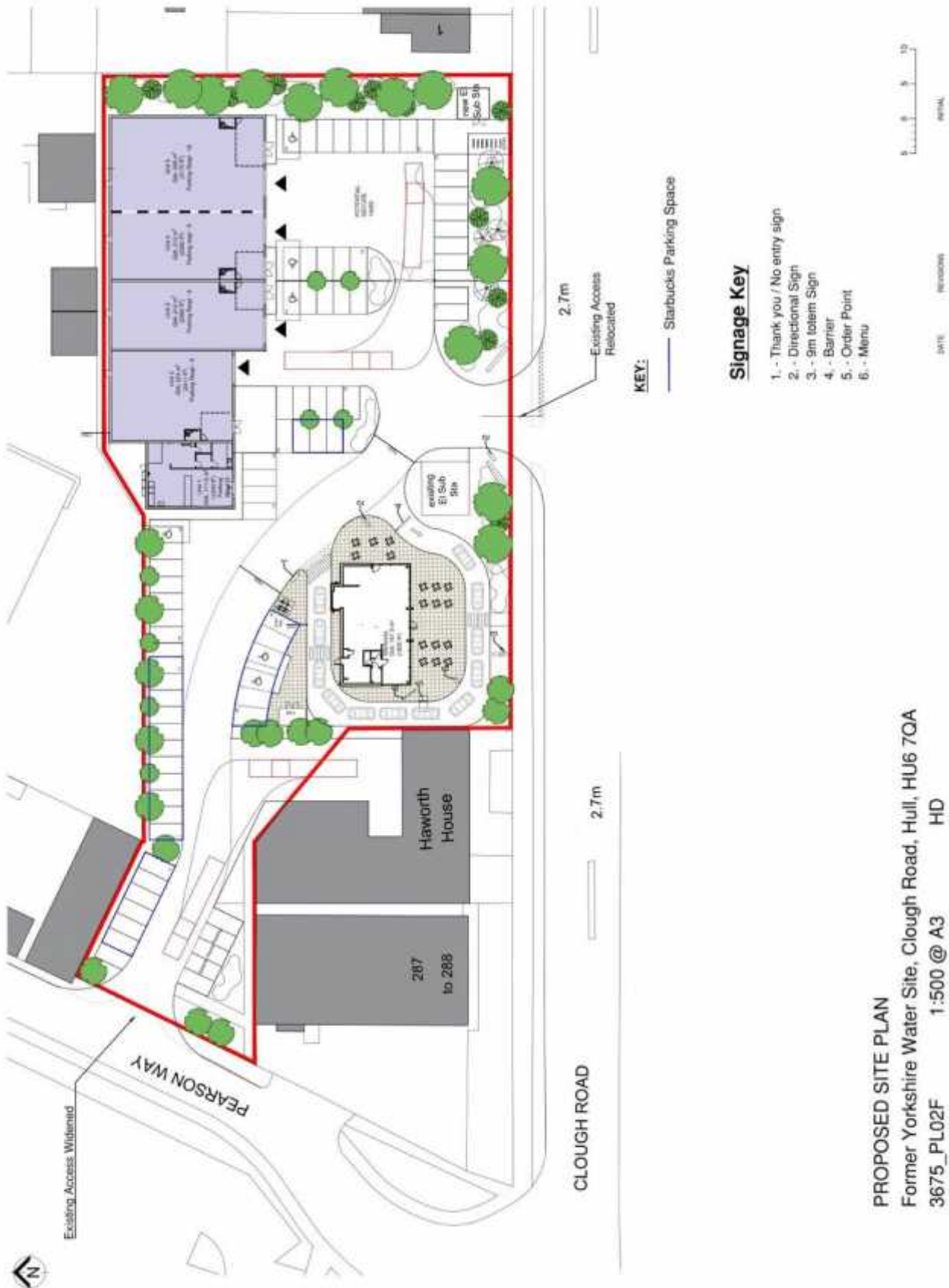
Or our joint agents:

Garness Jones Limited
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Business Plan





Signage Key

- 1. - Thank you / No entry sign
- 2. - Directional Sign
- 3. - 9m totem Sign
- 4. - Barrier
- 5. - Order Point
- 6. - Menu

KEY:
 — Starbucks Parking Space
 — Existing Access Relocated

PROPOSED SITE PLAN
 Former Yorkshire Water Site, Clough Road, Hull, HU6 7QA
 3675_PL02F 1:500 @ A3 HD