

TO LET

(subject to obtaining vacant possession)

- Prominent retail warehouse unit within an established retail park
- Highly visible return frontage to Hessle Road, a major arterial route into Hull City Centre
- Other occupiers on the park include B&M, Iceland, Card Factory and Greggs
- Well-connected location with strong long and regional catchment
- Modern open-plan GF retail
- On-site parking
- Suitable for a variety of retail and leisure uses



RETAIL WAREHOUSE – TO LET

Unit 11, St Andrews Retail Park, Hessle Road, Hull HU3 4EH

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LOCATION

Hull is the principal city of East Yorkshire and the region's largest retail and commercial centre, with a population of approximately 267,000 and a wider urban catchment exceeding 500,000 people. The city draws from a broad hinterland, attracting shoppers from East Yorkshire, North Lincolnshire and parts of North Yorkshire, making it one of the most significant retail hubs in the Humber region.

The city benefits from excellent transport connectivity. The A63 dual carriageway runs directly into Hull from the west, providing swift access to the M62 motorway, and onward links to Leeds, Manchester and the wider northern motorway network. Hull Paragon Interchange, the city's main rail and bus station, offers regular services to London, Leeds, Manchester and Sheffield, ensuring convenient access for both customers and staff. The Humber Bridge is within 10 minutes' drive, further strengthening regional connectivity.

SITUATION

St Andrew's Retail Park is prominently positioned on Hesse Road, one of Hull's busiest arterial routes, linking the city centre with western suburbs and surrounding commuter villages. The retail park benefits from very high visibility and strong daily traffic flows, as well as excellent public transport connections with multiple bus services running directly along Hesse Road.

The park is a dominant retail destination in Hull, attracting footfall from both local residents and regional visitors. Notable occupiers on the park include B&M, Iceland, Card Factory, Select, Age UK and Greggs with Asda, Lidl and Home Bargains also within close proximity.



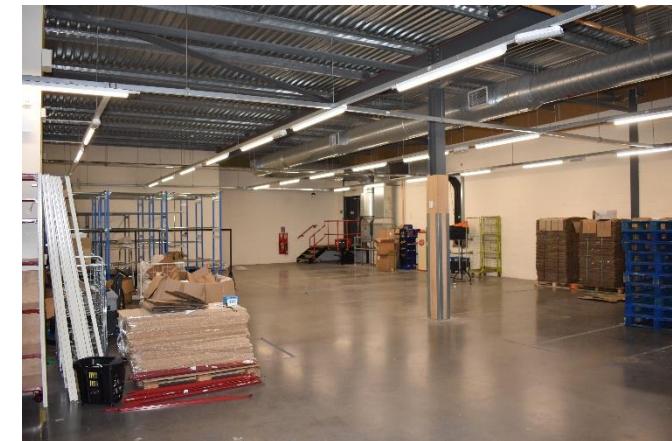
DESCRIPTION

The property comprises a modern two-storey retail building of traditional brick construction with a pitched slate roof and decorative gable frontages, giving the unit a strong visual presence.

Internally, the ground floor offers a large, open-plan sales area with full-height glazed shopfronts to both elevations, providing excellent natural light and strong visibility onto Hessle Road and the adjoining pedestrian street. Ancillary accommodation, including storage, staff and office facilities, is provided at first floor level with two goods lifts.

The prominent corner location and extensive return frontage maximises exposure to footfall on both Hessle Road and within the retail park.

Extensive car parking is provided immediately adjacent on the retail park. The unit is well suited to a variety of retail and leisure uses.



ACCOMMODATION

We understand the property has the following approximate Net Internal Floor Areas:-

GF Sales	15,637 sq.ft.	1,452.76 sq.m.
GF Storage	470 sq.ft.	43.64 sq.m.
First Floor	8,000 sq.ft.	743.30 sq.m.
TOTAL NIA	24,107 sq.ft.	2,239.70 sq.m.

TERMS

The shop is available subject to obtaining vacant possession, on a new full repairing and insuring lease at a rent of **£90,000 pax** for a term of years to be negotiated, subject to five yearly rent reviews.

EPC

The property has an Energy Performance Certificate rating of B(47).

A copy of the certificate is available on request.

RATEABLE VALUE

We understand the property has a Rateable Value of £121,000.

Interested parties are advised to make their own enquiries with the relevant rating authority with regard to rates payable.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs.

FURTHER INFORMATION



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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.