

TO LET

Unit 1B/Unit 1C, Goodhart Road
North Point Shopping Centre
Hull



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 units are located on the newly refurbished Western Entrance with nearby retailers including Fulton Foods and Yours Clothing.

Potential for outdoor seating area

Accommodation

Each premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,000	92.9

Rent

We are seeking rental offers in the order of £25,000 per annum exclusive.

Tenure

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

Business Rates

The units are yet to be assessed for business rates.

Service Charge

The on-account service charge for the year 2018 stands at approximately £2,558.84.

EPC

Energy Performance Asset Rating - Available on Request

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.

SUBJECT TO CONTRACT

Details prepared June 2018

Viewing Strictly through the joint letting agents.

Barker Proudlove

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