

Leeds Office: 0113 388 4848

# To Let



# Hull

Unit 35 (31 Goodhart Road) North Point Shopping Centre, HU7 4EE

Ground Floor: 965 sq ft (90 sq m)

Rent on Application



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# **Location & Description:**

- North Point Shopping Centre is located in Bransholme, approx. 4
  miles north of Hull City Centre and approx. 2 miles south east of
  Kingswood.
- Sat within The Bransholme Estate, the estate has a population of over 30,000 [Source: Wikipedia].
- North Point Shopping Centre comprises approx. 217,000sqft of retail accommodation with approx. 750 free car parking spaces.
- Recent lettings include Bodycare and an upsize relocation with Greggs.
- The subject unit is located close to Greggs, Heron Frozen Food and One Beyond.

#### Demise:

Ground Floor Sales 965 sq ft (90 sq m)
First Floor 358 sq ft (33.3 sq m)

#### Rent

Available upon request.

#### Lease:

New FRI lease for a term to be agreed.

# Service Charge:

On-account service charge for 2024 stands at approximately £12,906.

#### EPC:

Available upon request.

# Legal and professional fees:

Each party to bear their own costs.

### **Rating Assessment:**

Rateable Value (April 2023) - £20,750.

### **Date Prepared:**

February 2025

#### **Contact Us:**

## Jack Deakin

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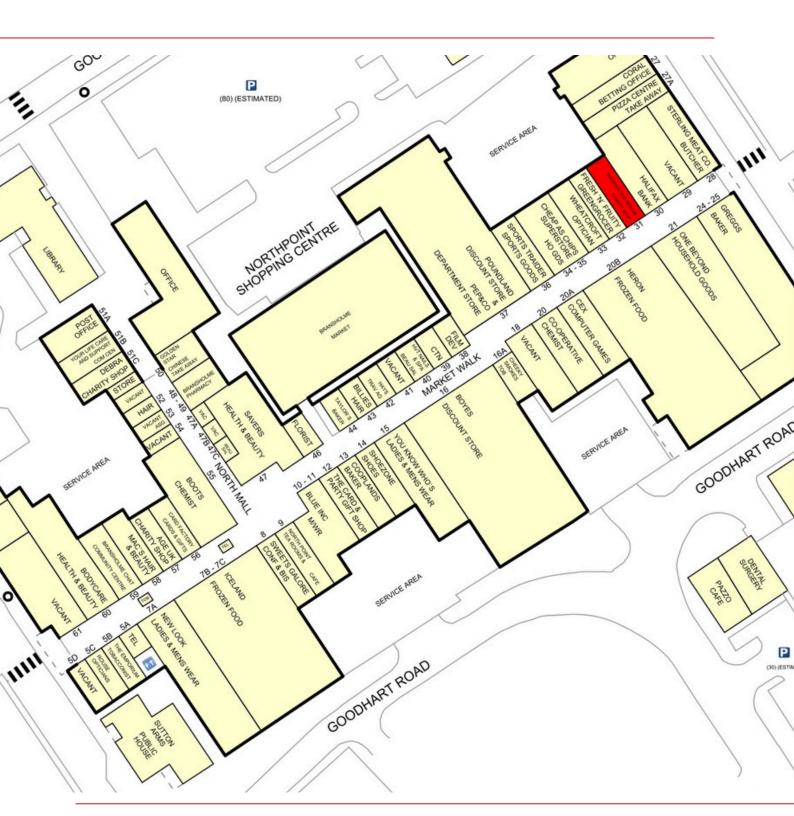
#### **Mark Proudlove**

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