

# To Let



## Hull

Unit 49 (53 Goodhart Road) North Point Shopping Centre, HU7 4EE

295 sq ft (27.4 sq m)  
Rent on Application

## 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 Boots and Savers.

### Demise:

Ground Floor 295 sq ft (27.4 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 £2,875.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £8,700.

### Date Prepared:

February 2025

### Contact Us:

**Jack Deakin**

07591 835782

jack@barkerproudlove.co.uk

**Mark Proudlove**

07808 479310

mark@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.