



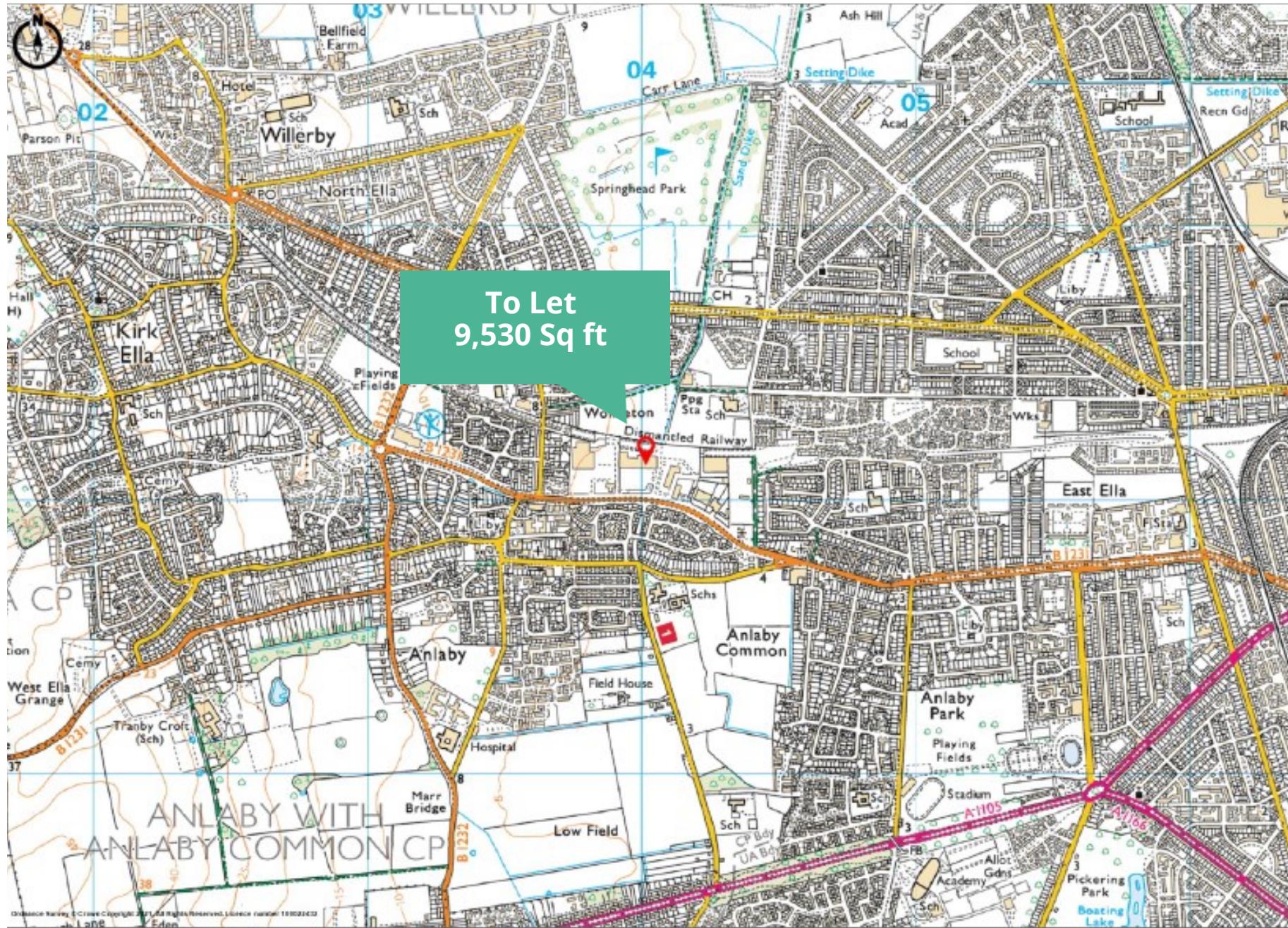
To Let

**Unit E, Anlaby Retail Park, Springfield Way,
Anlaby, Hull, HU10 6RJ**

avisonyoungretail.co.uk



**AVISON
YOUNG**





Highlights



Size

9,530 sq ft



Planning Consent

E(a)



Prominent location

**Close to
Morrison's**



Parking Spaces

471



client

Argos

Location

Anlaby Retail Park occupies a prominent position on Springfield Way in Anlaby approximately 4.5 miles to the west of Hull city centre, immediately adjacent to Morrison's supermarket and petrol filling station. The Retail Park has 471 parking spaces.

Other retail on the Park include **M&S Foodhall, Asda Living, Pets at Home, Next, Costa, The Food Warehouse, and Pure Gym**.

Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	885.37	9,530

Passing Rent

£188,670 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 19/09/2025.

Business rates

We understand that the property is assessed as follows:

Rateable value: £124,000pa

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Legal costs

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

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Service Charge

£11,884 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

<https://sainsburysproperties.co.uk/>

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

April 2023

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