

# TO LET

**Unique opportunity  
in well established retail warehouse location  
8,840 sq ft (821 sq m) with opportunity for mezzanine**

- Halfords business not affected
- Good transport links to the East and North of Hull
- Newly refurbished
- Suitable for non food bulky goods retail use within Class A1
- Excellent car parking to the front and rear of the property



**Retail Unit, Clough Road, Hull, East Yorkshire HU5 1QN**

**PLUMBASE**  
FLOORS-2-GO  
TILE GIANT

**B&Q**

**pets**  
at home

**PLUMB CENTER**  
Topps Tiles

**BURGER KING**  
wren LIVING

**The RANGE**  
Home, Leisure & Garden

**Humberside Police**  
Headquarters

**PC World**  
Currys

**SMYTHS**

**halfords**

**JD GYMS**

**SUBJECT**  
**PROPERTY**

**Carpet RIGHT**  
sleepright beds

**Dunelm**

**MECCA**  
bingo.com

**4**  
XERCISE-LESS

**CLOUGH ROAD**

**Retail Unit, Clough Road, Hull, East Yorkshire HU5 1QN**

## DESCRIPTION

The property comprises of a newly refurbished, purpose built retail warehouse of portal steel frame construction. The property is to be reconfigured to provide suitable space for Halfords to remain in occupation.

## ACCOMMODATION

Halfords will remain in 10,000 sq ft (929 sq m) on ground floor and the subject unit will extend to 8,840 sq ft (821 sq m) with the potential for mezzanine.

## PLANNING

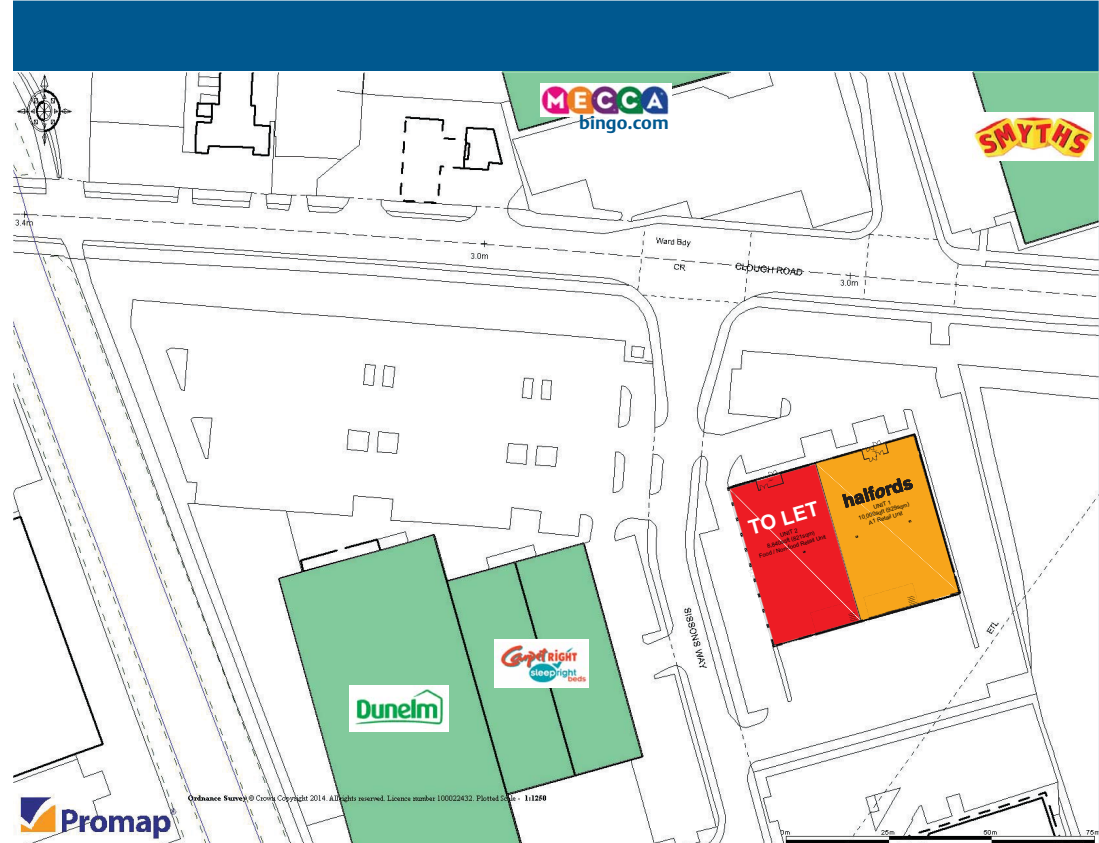
A new application to split the unit will be submitted shortly to provide 2 separate non food bulky goods retail use (Class A1).

## RATES

Due to the reconfiguration of the unit, the rateable value will need to be reassessed. The rate in the £ for 2013/14 being 47.1p. The local charging authority is Kingston upon Hull City Council. These figures are provided for guidance purposes only and interested parties should verify the information with the local authority.

## EPC

EPC shall be provided when reassessed after the works have been carried out.



## TERMS

A new lease is available on effective full repairing and insuring terms.

The rent per annum is available upon application.

## SERVICES

We understand that all mains services are connected to the premises. Upon the reconfiguration of the unit, each unit will benefit from its own independent utility supplies.

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## LOCATION

The property is situated fronting Clough Road, the A1165. The retail park is approximately 2 miles north of Hull City Centre. Clough Road is an established retail warehouse destination in Hull and benefits from having good road links to the north and east Hull suburbs. Current retailers trading from Clough Road are Carpetright, Dunelm, PC World Currys, Smyths Toy Shop as well as Xercise 4 Less and Mecca Bingo.

### MISREPRESENTATION ACT:

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