

Retail/Trade To Let

# Link 63

**Unit A, Link 63,  
Brighton Street, Hull**

---

- Highly visible unit on a corner plot opposite ASDA
- Located in a prominent mixed use area close to St Andrews Quay Retail Park
- Excellent access to the A63 with substantial passing traffic
- Suitable for trade uses and certain retail uses (formerly beds and floor coverings)
- Large service yard and 15 dedicated parking spaces
- 7085 sq ft (658.20 sq m)
- Approximately 6m eaves height

**gro**



with Horncastle  
**growithhorncastle.com**

**Tel. 01482 631295**

## Location

Brighton Street is approximately 2 miles West of Hull City Centre and is home to a number of well known businesses including ASDA, Quicks motor dealers, Howden Joinery, and Euro Car Parts. St Andrews Quay Retail Park and the Brighton Street interchange with the A63 is close by and there are high volumes of traffic on the roads passing the site.

Link 63 is a modern trade park constructed approximately 8 years ago. Occupiers include Sliderobes, LIV Supplies and Becker UK. Unit A enjoys the most prominent position on Link 63, is highly visible from all approaches, and has excellent access to Hull city centre and the wider motorway network. Given the nature of the area, the unit is ideally placed for bulky goods retail (subject to planning) or trade uses.

## Description

The unit is steel portal frame and clad with fully insulated profile panels. The unit is open plan with excellent natural lighting and full height display windows to the entrance. In addition the unit is fitted with halogen lighting, gas space heating, internal security shutters and an amenity block that includes an office, toilet and kitchen facilities. There is also a large service yard and 15 dedicated parking spaces.



**Horncastle**  
Tel. 01482 631295

**Owner:** Ian Hodges  
**E-mail:** ih@horncastlegroup.com

## Terms

The unit is available to let at £50,000 per annum with incentives available subject to lease terms and financial references. A new full repairing and insuring lease is available with further details upon request

## Rates

- The local rating authority is Kingston Upon Hull City Council
- RV - £37,750
- 2011/12 Business Rates Multiplier – 43.3p
- Rates payable for 2011/12 - £16,346

These figures are provided for guidance purposes only and interested parties should verify the information with the local authority.

## Services

All mains services are connected. Interested parties should verify the suitability of the services for their business



warehouse exterior



warehouse exterior



warehouse exterior



**Agent:** Jaqui Trott  
**E-mail:** jacqui@nt3.co.uk

**Agent:** Simon Grainger  
**E-mail:** simon.grainger@garnessjones.co.uk