

**60 CHURCH STREET  
SUTTON VILLAGE  
HULL, HU7 4TA**



**PROMINENT A5 HOT FOOD UNIT LOCATED IN SUTTON VILLAGE HULL**

- Ground floor retail unit totalling 481 ft<sup>2</sup> / 44.68 m<sup>2</sup> with sales area and storage
- Prominently located close to Church Street / College Street corner
- In the attractive village centre of Sutton, North East Hull.
- Adjacent occupiers include betting shop, hairdressers and estate agent.
- Available on a New typical commercial Lease following refurbishment

# 60 CHURCH STREET SUTTON VILLAGE HULL. HU7 4TA



## WHERE IS IT?

The property is located prominently to Church Street & College Street in Sutton village, to the north east of Hull City Centre. The property stands within an attractive village centre offering a range of local amenities with a mixture of local and regional traders including an Estate Agent, Tanning Shop, Public Houses and Betting Shop. The premises have now received planning approval for an A5 Hot Food Takeaway use, and will be available from March 2012 for this use.

## WHAT IS IT?

No.60 Church Street is a ground floor retail unit with office or storage accommodation and WC facilities. There is a small yard area to the rear. No.60 now has planning consent for Hot Food takeaway, granted January 2012

## HOW BIG IS IT?

The accommodation briefly comprises (all areas are approximate) and are measured gross:

Retail Sales Area, gross	325ft <sup>2</sup>	30.19m <sup>2</sup>
Ground Floor office / store	125ft <sup>2</sup>	11.61m <sup>2</sup>
Toilet	31ft <sup>2</sup>	2.88m <sup>2</sup>
<b>TOTALS, Gross</b>	<b>481 ft<sup>2</sup></b>	<b>44.68m<sup>2</sup></b>

## HOW MUCH IS IT?

**RENT IT!** The ground floor retail unit is available to let on a typical commercial Lease on the usual 3 year pattern at £13,500 per annum / £260.00 per week. For further details please contact the Sole Agents **NT3**

## HOW MUCH ARE THE RATES?

Web-based enquiries with the Valuation Office (voa.gov.uk) reveal that the Rateable Value is £3,200 per annum; however, confirmation will be required from the Local Authority in this respect.

## ANYTHING ELSE I HAVE TO PAY?

**VAT:** We have not been advised as to whether the property is subject to VAT, but should this be the case VAT, will be charged at the appropriate rate.

**LEGAL COSTS:** The incoming Tenant will be required to contribute to the Landlord's reasonable legal costs in connection with the New Lease, and any Stamp Duty, in the usual manner.

**RATES:** The Tenant will be responsible for the payment of rates and all other periodic outgoings relating to the property.

## ANYTHING ELSE I NEED TO KNOW?

This A5 Hot Food use property stands very well in the recognised and attractive east Hull suburb which is Sutton village. The unit is in the village centre, which serves as an important local centre for the residential areas in the vicinity. The village centre has a selection of local and regional retailers present. Retail units in Sutton are usually sought after, with free on-street car parking available. This ample sized unit has a good frontage to Church Street, giving this unit a firm presence in the village centre.

We understand from the Landlord that the property has mains gas, water electricity & foul drainage available.

## WHO DO I ASK ABOUT IT?

Viewing strictly by prior arranged appointment through the agents **NT3 Chartered Surveyors**.

**Draft Details subject to Client Approval**

**Date: January 2012**

**File Ref: 929**



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