

**Topham  
Larard**

**COMMERCIAL**

**Chartered Surveyors, Valuers,  
Commercial Property Consultants  
and Management Agents**

**TO LET**

**Retail Premises**



**1A Packman Lane  
Kirk Ella  
Hull  
HU10 7TH**

**Topham Larard Commercial**  
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Topham Larard Commercial is a trade name of Larards Commercial Ltd



### Location

The premises are located fronting Packman Lane in the centre of the village of Kirk Ella situated approximately five miles to the west of Hull City Centre. Kirk Ella is a very popular suburb of the City. The subject premises are in the heart of the village and provide local retail facilities including a small newsagents/convenience store, public house, hair salon and offices. The premises are situated a short distance from the local Primary School at the end of School Lane and directly opposite the village Church. The wider surrounding area provides private high quality residential housing. The premises benefit from having on street parking both to the front of the property and along Packman Lane, School Lane and Church Lane.

### Description

The premises comprise a self contained retail unit with window and entrance door to the front. The ground floor is mainly open plan with wc facilities to the rear. The premises have most recently been utilised as a hair salon and would suit this use however alternative General A1 Retail uses would also be appropriate. The property has a first floor office/staff room with a window to the front and kitchen area.

### Accommodation

#### Ground Floor

Retail Area	21.18 sq m	(228 sq ft)
WC	-	-

#### First Floor

Offices	17.67 sq m	(190 sq ft)
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### Terms

The premises are offered by way of a new lease for a minimum term of six years subject to effective full repairing and insuring terms. Consideration will be given to a tenants break clause after three years.

### Business Rates

Our enquiries indicate the premises are listed as follows:-

Shop and Premises	Rateable Value	£7,300
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### Rent

The premises are offered at a rent of **£9,500 per annum exclusive** and payable monthly in advance and subject to a rent review at the anniversary of the third year.

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### **Fixtures and Fittings**

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

### **VAT**

The sale price and rent have both been quoted exclusive of VAT and the incidence thereof has not been taken into account.

### **Viewings**

Strictly by appointment through the Sole Agents

**Topham Larard Commercial**

**139-141 Kingston Road**

**Willerby**

**Hull**

**HU10 6AL**

**Tel No. 01482 650000**



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