

**Topham
Larard**

COMMERCIAL

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

TO LET

Convenience Store Premises



**5-7 Church Lane
Thorngumbald
East Yorkshire
HU12 9PD**

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Topham Larard Commercial is a trade name of Larards Commercial Ltd



Location

The premises are located in an established parade of retail units adjacent to Church Lane in Thorngumbald situated approximately five miles to the east of Hull City Centre. Thorngumbald lies adjacent to the A1033 which connects Hull with the East Coast and has a population of 3,390 (2011 UK Census) however has a catchment from the wider smaller villages within the Holderness area. Thorngumbald comprises mainly private residential housing however there are some other retail units mainly occupied by local traders as well as two public houses, veterinary surgery and Co-op. Located to the rear of the premises is the local Primary School.

Description

The premises comprise a large retail unit suitable as a convenience store with a sales area having display windows to the car park and extending to circa 2,500 sq ft plus a store of 1,815 sq ft. The premises are open plan and benefit from having a large store to the rear with loading doors to a service yard. The premises have large display windows to the pedestrian walk way being directly adjacent to four other retail units including a fried fish and chip shop, newsagents, deli/sandwich take away and Boots Pharmacy. The premises are directly adjacent to a large surfaced car park accessed from Church Lane.

The premises also have the benefit of a three bedroom first floor flat with separate access. The flat is modern with upvc double glazed windows.

Accommodation

Retail Area	231.28 sq m	(2,489 sq ft)
Large Store	168.58 sq m	(1,815 sq ft)
Staffroom	13.28 sq m	(143 sq ft)
WC's	-	-

Term

The premises are offered by way of a new lease for a preferred term of six or ten years which would be subject to rent review and could be subject to break clauses if the appropriate terms can be agreed.

Rent

The premises are available at a rent of **£30,000** per annum payable quarterly in advance and exclusive of all other outgoings. The rent is subject to negotiation and incentives will be available subject to the terms agreed.

Business Rates

Our enquiries with the Local Rating Authority East Riding of Yorkshire Council indicate the premises are listed as follows:-

Shop and Premises Rateable Value £27,250
Flat Council Band A

Services

The premises are connected with all mains services including water, electricity and drainage. Interested parties are advised to make their own enquiries of the appropriate service providers to ensure that there are sufficient services to meet their requirements.

Fixtures and Fittings

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

VAT

The premises are not registered for VAT therefore VAT will not be charged on the rent.

Viewings

Strictly by appointment through the Sole Agents

Topham Larard Commercial

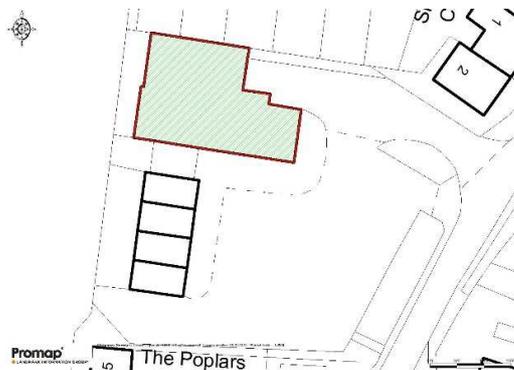
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