

# TO LET

## CAR SALES & WORKSHOP PREMISES



### 640/646 ANLABY ROAD HULL HU3 6UU

- Car sales forecourt.
- Approximately 0.3 acres (0.12 hectares) with an approximate 65 ft (19.8 m) frontage.
- Brick workshop to the rear of c. 3,130 sq ft (290 sq m).
- Vehicular access is via a rear ten-foot off Meadowbank Road.
- Highly visible from the main roundabout junction of Anlaby Road and Boothferry Road.

**GUIDE RENT: £12,000 per annum**

**01482 325634**

## LOCATION/DESCRIPTION

The property is situated 2 miles west of Hull City Centre on Anlaby Road. The site is located to the north side of Anlaby Road opposite the main roundabout junction where Anlaby Road meets Boothferry Road. 640/646 Anlaby Road is situated within a varied parade of retail units including a Netto store and provides a highly visible sales pitch. Please note that we understand that the former Tradex building on the opposite side of the roundabout is the subject of a planning application for a Tesco Supermarket which if successful is likely to increase traffic flows significantly to this busy roundabout.



The site is level and surfaced and drained and tarmac surfaced with a large workshop including reception/stores to the rear.

## ACCOMMODATION

The total site is 0.3 acres (0.12 hectares) with c. 65 ft (19.8 m) frontage

Brick workshop and reception/stores c. 3,130 sq ft (290 sq m). The main workshop area provides 4 m eaves height and 3 m access doors. Three-phase electricity is available. Note the previous occupier used three hydraulic car lifts within the premises.



The forecourt area is accessed via a rear ten-foot off Meadowbank Road.

## RATEABLE VALUE

We have checked with the Valuation Office website and note the premises are described as "Car Sales Site Premises" with a current Rateable Value of £9,000 per annum.

## TERMS

The leasehold is available at £12,000 per annum on standard FRI lease terms.

## V.A.T.

The above mentioned financial amounts have been quoted exclusive of V.A.T. and we have not taken into account the incidence thereof.

## FURTHER INFORMATION AND TO VIEW

Please contact sole agents Scotts Property LLP at their Hull office Tel: 01482 325634.

**2012 information CS.5648 CSM/SP**

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