

ONE
OF THE BUSIEST
RETAILING AREAS
IN HULL



TOTAL
DEVELOPMENT
35,134 sq.ft
(3,264 sq.m)



Occupiers include:

- Poundland
- Card Factory
- McDonald's
- Oasis dental care
- home bargains

Free onsite car parking

LCP.
part of M Core
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 www.lcp.co.uk

NEWS WEBSTER
PROPERTY CONSULTANTS
0113 433 0117
www.newnswebster.com

Mason Partners
0151 227 1008
[MASONPARTNERS.COM](http://www.masonpartners.com)

202 - 218 Holderness Road, Hull,
North Humberside, HU9 2AA

M PARK KINGSTON

M Park Kingston is a modern, suburban development in Hull. Situated on Holderness Road, the scheme is to the east of the city centre and close to its junction with Mount Pleasant.

The scheme comprises a terrace of 8 retail units built around a car park offering approximately 120 free spaces with occupiers including Poundland, Card Factory Virgin Money, Home Bargains, Oasis

CURRENT
TOTAL UNITS

9

M
PARK
KINGSTON

INPOST
LOCKER

1

Possible Uses

Use class

Shop

E

Financial & professional services

E

Café or restaurant

E

Medical/Health Services

E

Indoor Sport/fitness

E



DESCRIPTION

Generally the units are of steel portal frame construction with concrete floors and brick/block and profiled steel clad elevations beneath a pitched steel clad roof.

Holderness Road is one of the main arterial routes into Hull city centre and is a sought after location, with both local and national retailers represented including the likes of Iceland, Boyes, One Stop, Cooplands, Ladbrokes, Subway and Heron. Other occupiers in the immediate vicinity include Asda, B&M, Matalan, KFC and Everlast Gyms.



FREE
CAR PARK
SPACES
120

EV
CHARGERS
3

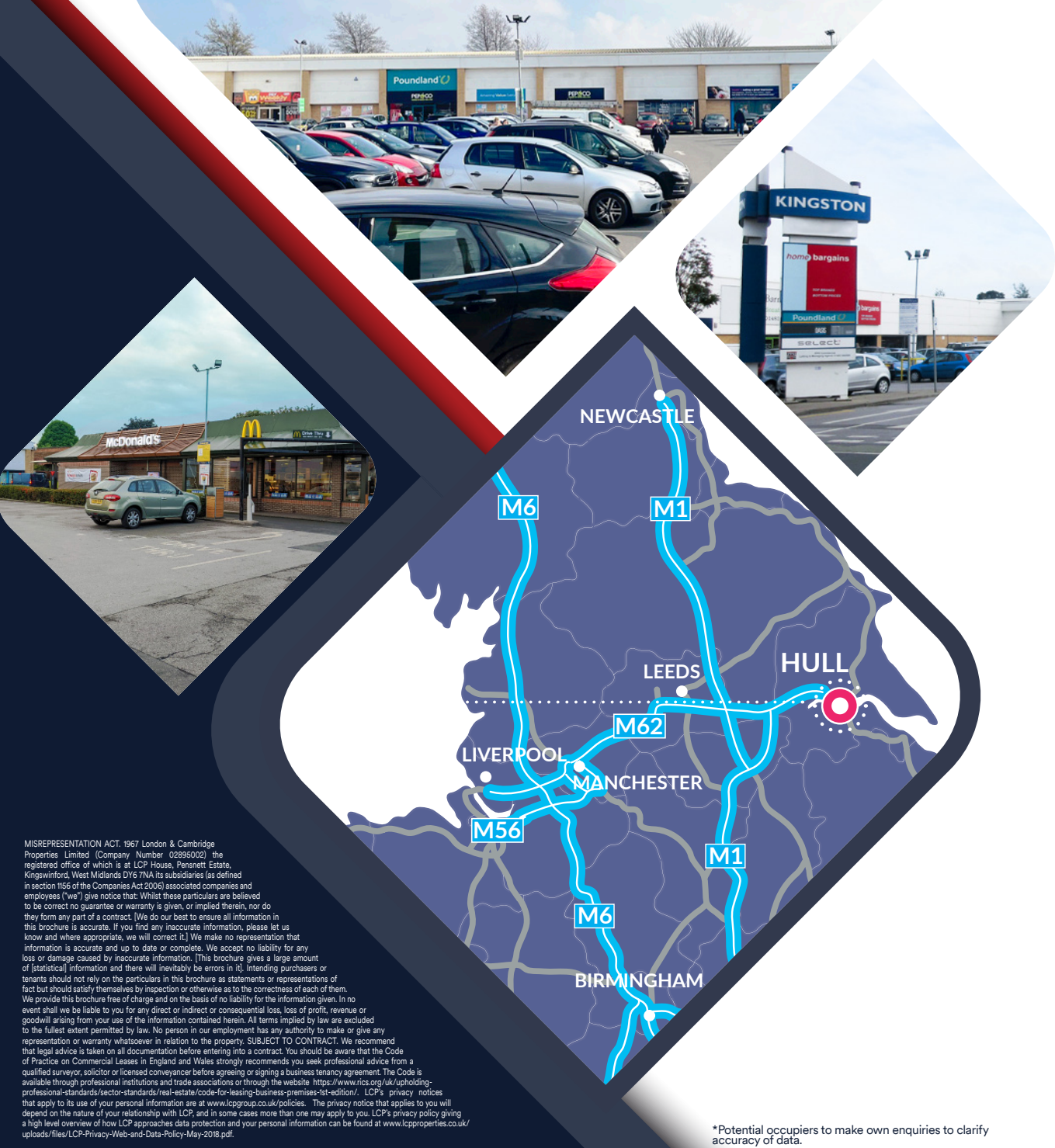
M
PARK
KINGSTON

AVAILABLE UNITS

| Unit 3 | | sq.ft | sq.m |
|---------------------------|---|---------------------|------|
| |  | 790 | 73.4 |
| Rental p.a | | £20,000 | |
| Rateable Value | | £5,300 | |
| Service Charge | | £1,284.76 pa ex VAT | |
| Insurance | | £558 pa | |
| FOR SALE OR TO LET | | | |

| Unit 5 | | sq.ft | sq.m |
|--|---|---------------------|------|
| |  | 4,460 | 414 |
| Rental p.a | | £45,000 | |
| Rateable Value | | £39,000 | |
| Service Charge | | £4,063.84 pa ex VAT | |
| Insurance | | £1,569.14 pa | |
| CAN BE SPLIT – Details On Application | | | |





SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Unit 3 : Energy Rating C (59)
 Unit 5 : Energy Rating B (37)

PLANNING

An ingoing tenant should make their own enquiries to the Local Authority to ensure that the property has planning permission for their proposed use.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

BUSINESS RATES

Unit 3 : Rateable Value £5,300
 Unit 5 : Rateable Value £39,000
 Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority

VIEWING

Strictly via prior appointment with the appointed agent:

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*Potential occupiers to make own enquiries to clarify accuracy of data.