

TO LET

Former Chiquito's Unit 2A, Kingswood Leisure Park, Gibraltar Road, Hull HU7 3DB



LOCATION

Kingswood Leisure Park is located around 4 miles north of Hull city centre and 7 miles south east of Beverley, close to Kingswood Retail Park, a large Asda food store and the large residential areas of Kingswood, Bransholme and Sutton.

The subject unit is a former Chiquito's restaurant with a shared car park with **KFC** and **Frankie & Benny's**. Close by are **Nando's**, **Tribal**, **Papas Fish & Chips**, **McDonalds**, **Cineworld**, **Hollywood Bowl**, **David Lloyd Sports & Tennis Centre**, **Premier Inn** and **Next Home**.

DESCRIPTION

The premises extend in total to 4,200 sq ft and provides the following gross internal floor areas:

Main area	330 sq m	3,553 sq ft
Extension	60 sq m	647 sq ft

LEASE

The premises are available by way of a new FR & I Lease, subject to upward only rent reviews every 5th year of the term.

RENTAL

The initial rental is to be £85,000 pax

USER

We are advised that the unit benefits from a restaurant use (Class E).

Other uses may be considered, subject to planning approval.

AVAILABILITY

The unit is available subject to the current tenant (Chiquito's) providing vacant possession

RATING

We have been informed by the local rating authority that the property is assessed on the following basis.

Rateable Value (2017): £69,000

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures are quoted exclusive of VAT, if applicable

EPC

The unit has an Energy Performance Certificate (EPC) Rating of C (51). A copy of the EPC can be made available upon request.

VIEWING

Strictly by appointment through the sole agent: Pudney Shuttleworth, 31 Park Square West, Leeds, LS1 2PF

Contact: Michael Pudney
Direct Line: 0113 203 1131 / 07747 008449
Email: mp@pudneyshuttleworth.co.uk

SUBJECT TO CONTRACT **December 2020**
WITHOUT PREJUDICE



