

# FOR SALE / TO LET

## BRAND NEW RETAIL UNITS



## Wawne Road, Kingswood, Hull, HU7 5YS

- Units from 469 ft<sup>2</sup> (43.57m<sup>2</sup>) to 2,881 ft<sup>2</sup> (267.65 m<sup>2</sup>)
- Suitable for Class A1, A2 & A3
- One Stop, Cooplands and Norwood Vets will be neighbouring occupiers on the scheme
- Part of a development comprising of 1,700 new homes



# This is retail...



Brand new neighbourhood retail scheme comprising 10 retail units and being anchored by a One Stop, Cooplunds and Norwood Vets and is located adjacent to 1,700 new homes being developed by Keepmoat/Strata/HomeGroup. The retail development includes 81 free onsite parking spaces.

## LOCATION

The development is located at the prominent junction of Wawne Road and Richmond Lane in the Kingswood area approximately 4 miles to the north of Hull and approximately 9 miles to the south east of Beverley.

Kingswood is a modern community on the northern edge of the city. Work to provide new housing, retail, leisure and employment facilities started in the 1990s and Kingswood continues to thrive and grow today.

So far over 3,600 new homes have been built and land is available at Kingswood for approximately 3,100 more homes.

## SCHEDULE OF UNITS

The units comprise 10 individual retail units and a family pub/restaurant. The units are available to occupy now.

UNIT	SIZE	STATUS
Pub / Restaurant	0.49 acres	Available
1	1,604 sq ft (149 sq m)	Available
2	1012 sq ft (94 sq m)	Available
2b	1012 sq ft (94 sq m)	Available
3	804 sq ft (75 sq m)	Sold
3b	1004 sq ft (93 sq m)	Sold
4	642 sq ft (60 sq m)	Sold
4b	642 sq ft (60 sq m)	Sold
5	469 sq ft (44 sq m)	Sold
6	2,121 sq ft (197 sq m)	Sold
7 - Convenience Store	2,881 sq ft (268 sq m)	Sold

All sizes are approximate and are measured on a gross internal floor area basis.





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### TIMING

The retail units are available to occupy now.

### SPECIFICATION

- Shop fronts are commercial quality aluminium powder coated
- Integral electrically operated roller security shutters
- Fire alarm / smoke detector
- Rear goods vehicle access for loading
- Secure gated delivery yard with 5 dedicated parking spaces
- Parking for 81 Cars including 9 disabled car parking spaces, 2 motorcycle spaces and dedicated cycle parking place
- High ceilings maximising volume
- The layout accommodates space for a disabled toilet and kitchen staff room facilities (installation by purchaser)
- Soft landscaped area with planting creating pleasant shopping environment
- Pedestrian bollards providing security to pedestrian walkway and shop fronts
- Attractive street lighting
- Monitored CCTV

### SERVICES

The retail units have mains electricity, gas and water services. Telephone and broadband services are available subject to contracts with the suppliers.

### PLANNING

Class A1, A2 and A3 of The Town and Country Planning (Use Classes) Order. 4/4B are the only units that have been granted A5 planning consent use.

### TENURE

The units are available to buy on a 999 year lease (virtual freehold) or to let.

### PRICE/RENT

Upon application

### BUSINESS RATES

Not yet assessed for business rate purposes.

### SERVICE CHARGE

A service charge relating to the maintenance of the common parts will be levied on all the units. Further information on this can be provided on request.

### EPCS

The retail units meet high Building Energy standards. Further information available upon request.

### VAT

VAT is applicable to all costs associated with the units.



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a development by:

## Priority Space

[www.priorityspace.co.uk](http://www.priorityspace.co.uk)

The logo for PPH Commercial, featuring the letters 'PPH' in a large, bold, white font inside a black triangle, with 'COMMERCIAL' in a smaller white font below it, all within a white border.

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The logo for Garness Jones, featuring the name 'GARNESS JONES' in a bold, sans-serif font, with 'GARNESS' in blue and 'JONES' in yellow, all within a white border.

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