

TO LET

POTENTIAL TO SPLIT



M M PARK KINGSTON

///hoping.intelligible.scam

M Park Kingston, Hull,
East Yorkshire, HU9 2AA

Occupiers Include

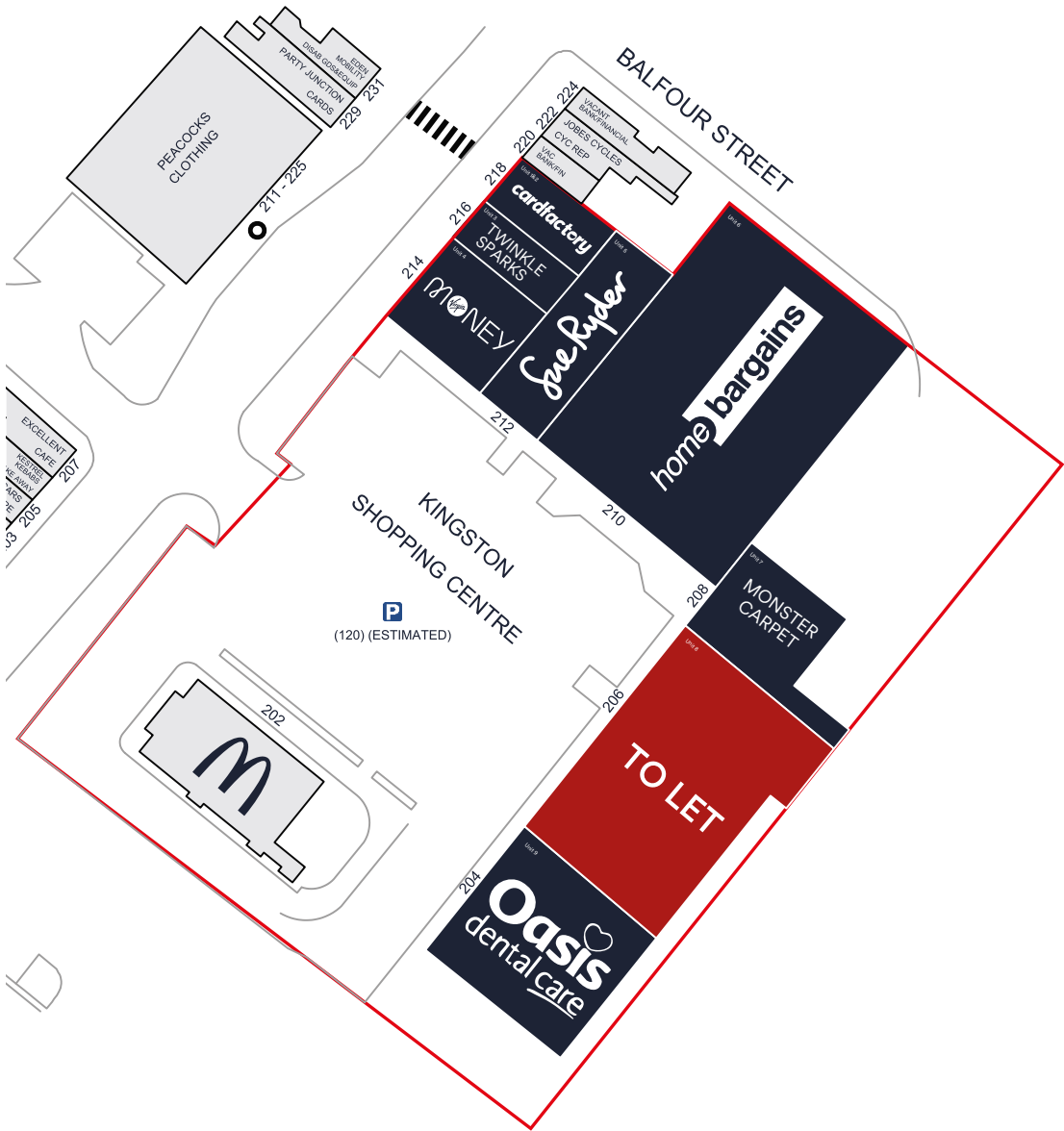
MONEY home **bargains**
cardfactory *Sue Ryder*



AVAILABLE UNITS

Interested parties should satisfy themselves as to the available area by inspection

UNIT 8*	sq.ft	sq.m
Ground Floor	8,417	781.9
RENT	POA	
RATES PAYABLE	£32,132	
SERVICE CHARGE	£7,603	
INSURANCE	£2,438	
EPC	C (59)	



35,134 sq.ft

Total development



9

Retail units on site



120

Free Parking Spaces

DESCRIPTION

M Park Kingston is a modern, suburban development in Hull situated on Holderness Road which is one of the main arterial routes into the city centre.

The scheme comprises a terrace of 8 retail units built around a car park offering approximately 120 free spaces with occupiers including Card Factory Virgin Money, Home Bargains, Oasis Dental Care, Sue Ryder and McDonald's.

Holderness Road is a sought after location with both local and national retailers represented including the likes of Iceland, Boyes, One Stop, Cooplands, Ladbroke's, Subway and Heron. Other occupiers in the immediate vicinity include Asda, B&M, Matalan, KFC and Everlast Gyms

SERVICES

All mains services are available.

BUSINESS RATES

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 business rates department of the Local Authority

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

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



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.