

587 SQ FT IN-STORE RETAIL UNIT TO LET

# Holderness Road - Morrisons Hull



**Savills Leeds**  
3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

The unit occupies a prominent position within the Morrisons supermarket, just 3.2 miles from Hull city centre, benefiting from the strong footfall generated by both Morrisons shoppers and the surrounding residential population.

Morrisons provides excellent on-site amenities, including a café, pharmacy, and garden centre, as well as over 500 free customer parking spaces.

Nearby occupiers include **Timpson, Hays Travel** and **Farmfoods**.

## Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

**Ground Floor:**            587 sq ft        54.53 sq m

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## Tenure

The unit is available by way of new effective full repairing and insuring lease.

## Rent

£16,500 per annum exclusive.

## Service Charge

The estimated service charge is £500 for 2026.

## Rates

Rateable Value: £6,300  
UBR 2026/27: £0.499  
Rates Payable: £3,143.70

*Parties are advised to make their own enquiries with the Local Authority.*

## Use

The premises currently benefits from Class E use.

## EPC

Available on Request.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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## Viewing & further information

Strictly by prior arrangement only with:

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