



**Mendham Mews George Street, Hedon, Hull,
Yorkshire, HU12 8JH**

LEONARDS
SINCE 1884

£600 Per Calendar Month

5 Mendham Mews, situated on George Street Hedon provides the perfect setting for your shop or client focused business in health or personal care. The property has a boutique feel to it and also benefits from private parking space and access from the street possible both from the front and rear of the property.



LOCATION

The property is situated on George Street in the busy town of Hedon. George street leads on to St Augustine's Gate, one of Hedons primary shopping streets.

ACCOMMODATION

The commercial property consists of an entrance room, front room, main room, kitchen/sterilisation area, and toilet. To the rear of the property there is a courtyard accessible through an arch leading to George street. Consequently the property has a private parking and a front and back entrance, which may be helpful for businesses specialising in physical therapy or otherwise. The property is entirely at ground floor level.

SERVICES

There is mains running water, electricity and drainage. There is a gas boiler hot water and heating system.

TERMS

The Property is available from 1 June on a RICS Standard Commercial Lease three years in duration, plus some additional terms. Break clauses negotiable. Internal reconfiguration will be considered. Deposit of two months rent to be taken before entry.

RENT

The rent in year one will be £600 per calendar month plus the above described deposit. This will increase to £650 per calendar month for years two and three.

REPAIRS and INSURANCE

The tenant will be responsible for maintaining and renewing the property in the condition it was in when they took occupation. The landlord will be responsible for the roof and guttering, but the tenant will be responsible for the drains. Subject to contract. The tenant will either insure the property themselves, or will pay a share of the landlord's insurance policy to which the property is related.

BUSINESS RATES

The tenant will be responsible for the payment of the business rates. Internet enquiries through the Valuation Office Agency website have revealed the property has a current rateable value of £2,550 subject to either the national or small business multiplier or other reliefs. Interested parties should clarify this position with the local rating authority, East Riding of Yorkshire Council.

VAT

We are advised that the premises are not registered for VAT and therefore VAT will not be charged in addition to the rental sums quoted.

CONTRIBUTION TO LEASE

A £300 + VAT contribution to the costs the Landlord incurred in connection with preparation of the leases to be met by the incoming tenant.

EPC

The property has an Energy Efficiency Rating Grade D 65. Certificate details in relation to the premises EPC are available from the sole letting agent.

VIEWING

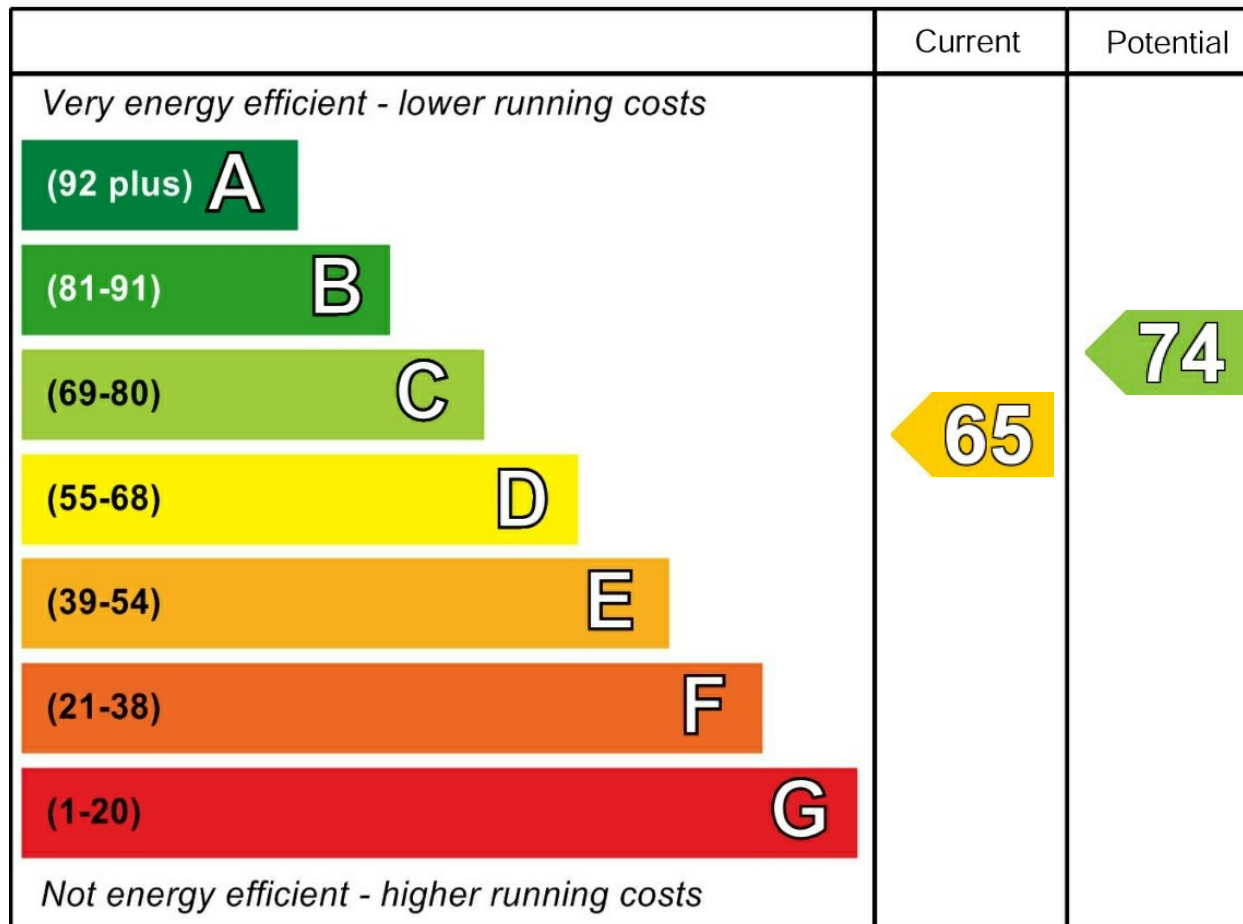
Viewing through the sole agent Leonards. Please contact Robert Maitland-Biddulph on 01482 375 212 or by email on rjwm@leonards-property.co.uk





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Energy Efficiency Rating



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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