

To Let/For Sale – Available Due to relocation

Retail Store approximately 1,344 SQM (14,466 SQFT)

Upon the instructions
of Aldi Stores Limited

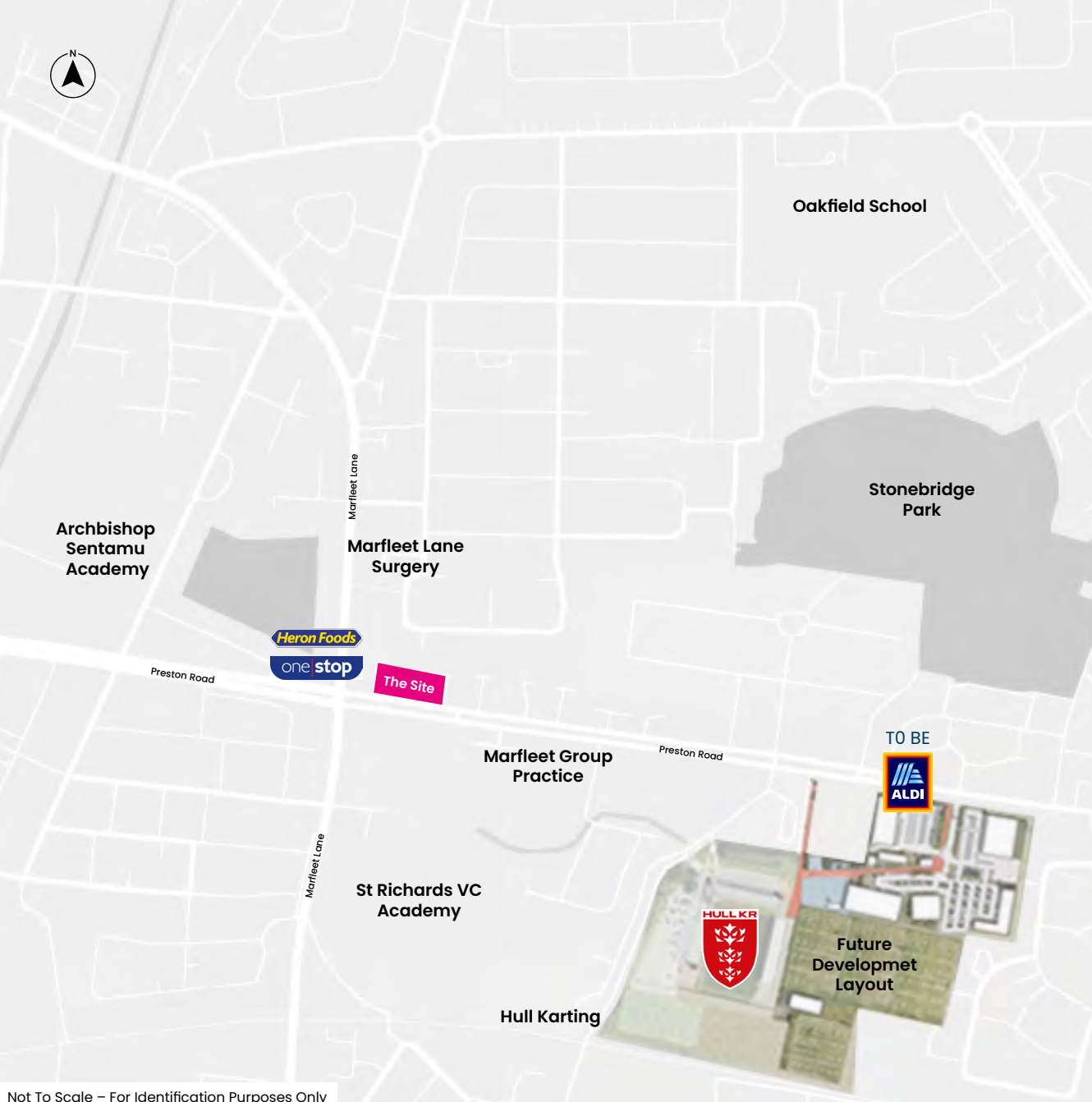


Not To Scale – For Identification Purposes Only

**Lamb
Swift** &
Commercial Property

- Existing store available 2026 – 2027 (subject to planning)
- Strong secondary location
- Close to recently redeveloped KC Stadium – home of Hull Kingston Rovers
- 1,344 sqm (14,466 sqft) Approx
- Car park with 72 existing spaces

**Preston Road
Hull, HU9 5AJ**



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Hull is a large Port City situated within the East Riding of Yorkshire. It lies on the River Humber with a population of circa 260,000 persons (mid 2019 estimate) and is the fourth largest city in Yorkshire.

The subject property is situated in the suburb of Marfleet, approximately 4 miles to the East of the existing City centre, close to the recently redeveloped KC Stadium, home to Hull Kingston Rovers.

Hull KR are also planning to regenerate land surrounding the stadium which will include the development of three training pitches along with new outdoor sporting facilities and the rejuvenation of the Waudby Centre sports hall. The plans also include two large-scale retail stores which are designed to be occupied by leading UK brands.

The site is currently occupied by an existing Aldi Foodstore, together with an adjoining car park of 72 spaces.

**Preston Road
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Roadside View from Google Street View



Entrance View from Google Street View

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ACCOMMODATION

We understand from the latest "as built" drawings that the extended store has a gross internal area of circa 1,344 sq m (14,466 sq ft). The site extends to approximately 1.063 acres as shown, edged red, on the opposite plan.

TENURE

We understand that the entire property is held on a Freehold basis by Aldi and free from chief rent covered within the legal title number HS279722.

There is however a right of pre-emption effecting the land tinted blue on the title plan in favour of the Local Authority which we understand is currently used for rear loading to some of the properties on Marfleet Lane. Further details upon request.

PLANNING

We understand that the existing Aldi benefits from an Open A1 Retail Planning Consent to enable its current use.

Prospective purchasers should however make their own enquiries.

SALE PRICE

Offers in excess of £1,500,000 pounds (exclusive) are sought for the benefit of the existing freehold interest.

VAT

VAT is applicable at the prevailing rate.

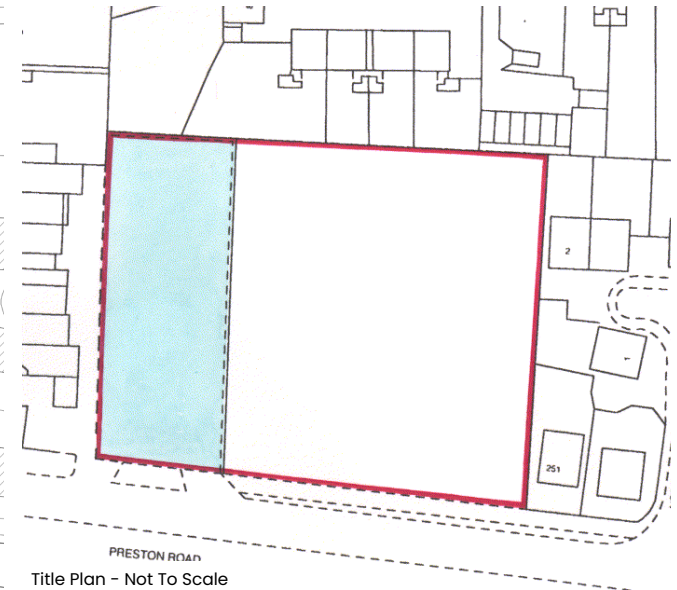
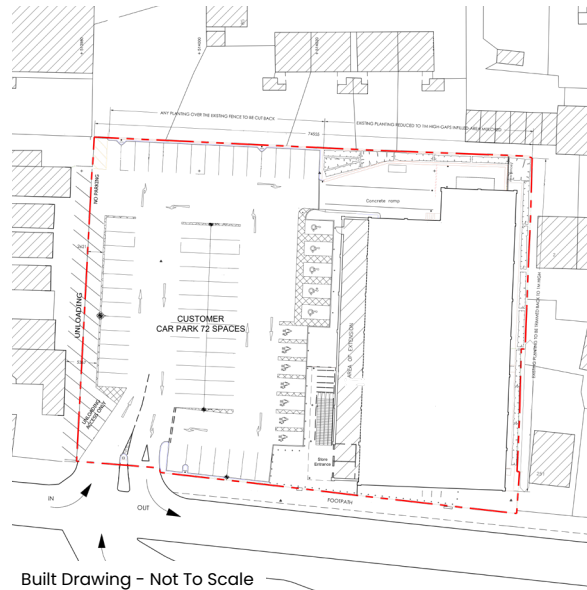
SERVICES

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £168,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.



EPC

Energy Rating: 16A - Valid until 4/10/2033 and a full copy of the report can be provided upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in any letting or disposal.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Details prepared May 2025. Produced by Vector Design Concepts 01924 332 056.

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