



116 Queen Street, Withernsea, HU19

£80 pw

- Located directly in the shopping area of the seaside town, Withernsea
- Neutrally Decorated
- Private Access
- Local bus routes
- 17 miles to the City of Hull
- 2 minute walk to the sea front
- Fully contained
- Two connected rooms

Frank Hill & Son are pleased to offer the opportunity to rent two rooms above 'The Hair Lounge' - a popular hairdressers that is located directly in the shopping area of the seaside town, Withernsea. The rooms for rent are accessed via the hairdressers through an additional door, making it a private space. The layout of the rooms would be beneficial to a variety of uses, from beauty related to an office space or studio. This space would be perfectly suited for a small business outgrowing it's space at home. There is a room to the front and rear, both connected and decorated neutrally. The room to the front is the larger room, accessed with stairs with a door at the bottom separating it from the downstairs area. The room to the rear is slightly smaller and accessed through the front room. The property is located closely to bus routes that go through to the City of Hull. Electric is supplied to the rooms via a landlord meter and invoiced in addition to the rent.



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Room to front

3.80 x 3.70 m Upstairs Room to Front 3.80m x 3.70m (12' 6" x 12' 2") Large neutrally decorated room, access from stairs with door at the bottom separating it from the downstairs area. Room to Rear 2.70m x 3.60m (8' 10" x 11' 10") Neutrally decorated room, accessed through front room.

Room to rear

2.70 x 3.60 Upstairs Room to Front 3.80m x 3.70m (12' 6" x 12' 2") Large neutrally decorated room, access from stairs with door at the bottom separating it from the downstairs area. Room to Rear 2.70m x 3.60m (8' 10" x 11' 10") Neutrally decorated room, accessed through front room.

General

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

