

177 Beverley Road | Hull | HU3 1TY

Existing drive-thru opportunity adjacent to Asda supermarket

275.36m²
(2,964ft²)

- Drive-thru restaurant with parking
- Asda food store adjacent
- Located on the busy Beverley Road just north of Hull city centre
- Quoting Rent £100,000 per annum



TO LET



Location



Gallery



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Location



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Location

Kingston upon Hull has a population of 267,000 (2021) and is the fourth largest city in the Yorkshire and the Humber region after Leeds, Sheffield and Bradford.

Located adjacent to Asda on the very busy Beverley Road. The restaurant is situated 1 mile north of Hull city centre.

Beverley Road is one of the main arterial roads into Hull city centre from the North with an average daily vehicle count of circa 17,000/18,000 vehicles.

The Property

An existing single storey KFC drive-thru restaurant including internal back of house for bin storage and freezers/chiller.

The unit will be taken as seen, the landlord will not be stripping out the unit back to shell, the landlord will remove all KFC branded paraphernalia such as cups, plates etc, the racking, loose fixtures & fittings including furniture.

EPC

The property has an EPC rating of C – 57.





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Accommodation

The property provides the following approximate area:-

Floor	m ²	ft ²
Ground Floor	275.36	2,964

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£100,000 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

VAT

VAT is applicable at the prevailing rate.



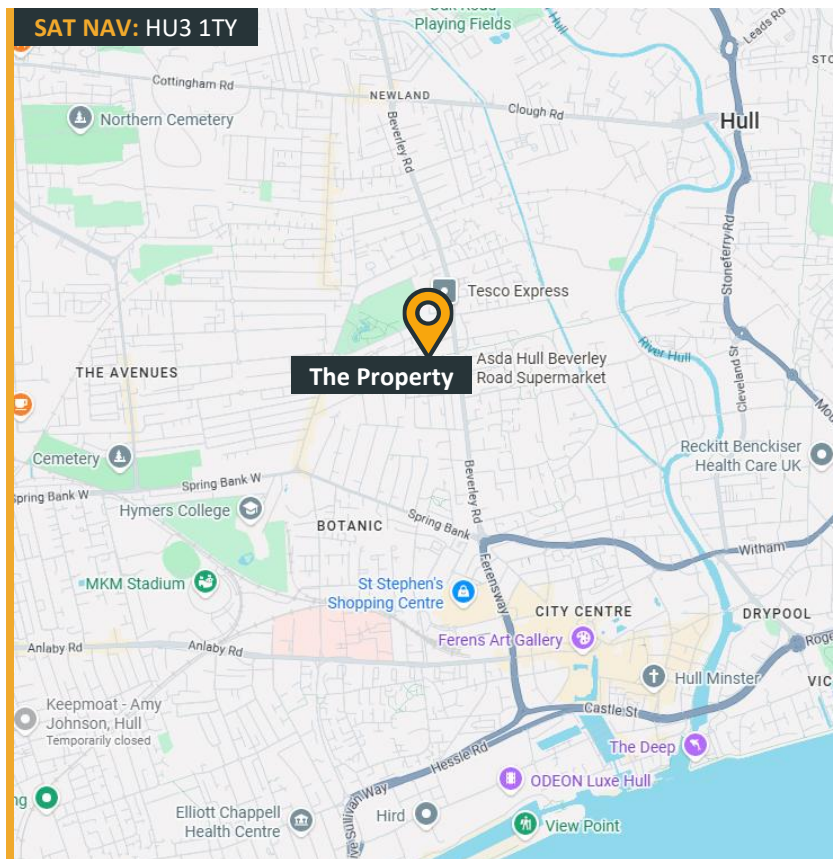
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Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £73,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Jack Shakespeare

07817 924 949

jack@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

17/04/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.