

BROUGH SOUTH

BLUEBIRD WAY, BROUGH, HU15 1XB



RETAIL UNITS

PHASE 5

UNITS FROM 1,162 SQFT
TO 4,717 SQFT AVAILABLE

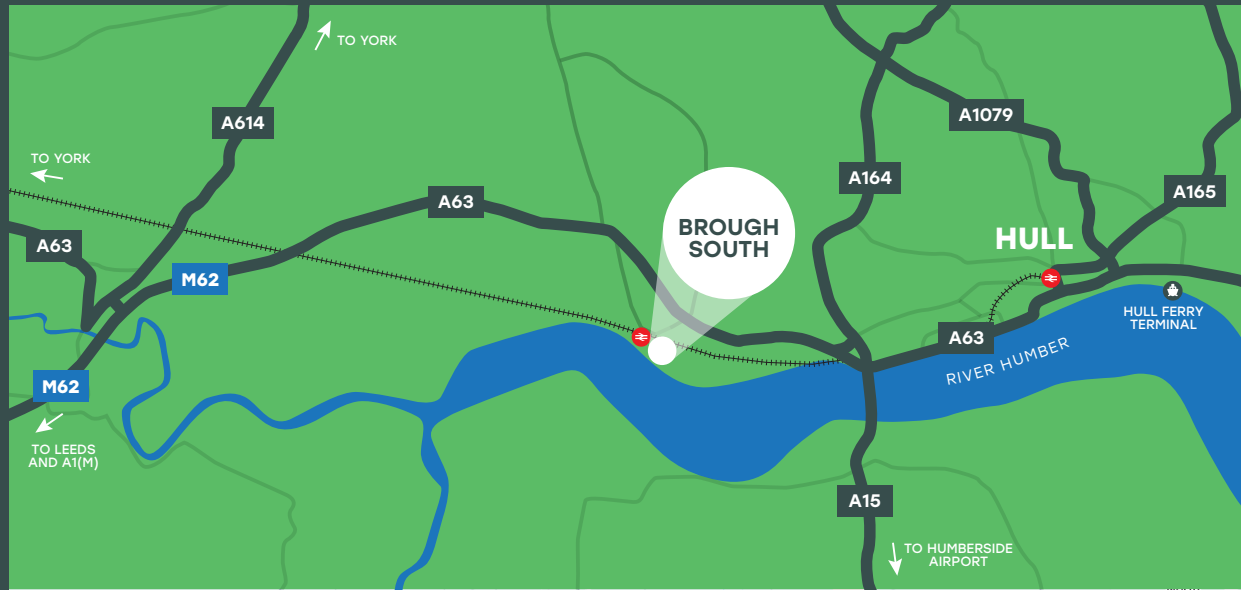
EXCHANGED WITH
STARBUCKS (DRIVE-THRU)
AND DOMINO'S PIZZA



ALDI FOODSTORE AND LNT
CARE HOME OPEN AND
TRADING, WITH HOME
BARGAINS ADJACENT DUE
TO OPEN LATE 2026

Another commercial scheme by

ARTIUM
COMMERCIAL



LOCATION

Brough South is strategically located **0.7 miles south of the A63**, the principal arterial route connecting **Hull with the M62 motorway corridor**.

Hull city centre lies approximately **10 miles to the east (around 15 minutes by car)**. The development also benefits from excellent public transport connectivity via **Brough Railway Station**, which provides direct services to **Hull, Leeds and London**.

This connectivity, together with significant residential growth in the immediate area, positions **Brough South as a key new local centre serving the wider East Yorkshire catchment**.



DESCRIPTION

Brough South is a new mixed-use development delivering **750 new homes** alongside a range of **retail and leisure facilities**, designed to serve both the new residential community and the wider surrounding catchment.

The neighbouring villages of **Brough, Elloughton and Welton** are well-established and affluent settlements benefiting from strong connectivity and sustained residential growth, making the area an attractive location for new retail and leisure provision.

PHASE 5 IS NOW AVAILABLE, WITH THE COFFEE DRIVE-THRU UNIT EXCHANGED WITH STARBUCKS.

The phase will deliver **up to 7,500 sqft of retail / local centre accommodation**, suitable for a range of neighbourhood retail and service uses. In addition, **up to 8 rapid EV charging bays are currently under offer**, further enhancing the scheme's roadside and convenience offering.

ACCOMMODATION

The accommodation comprises the following units:

UNIT	SIZE	USE	STATUS
1 - Starbucks		Drive Thru	LET
2	1,162.5 sqft	Retail	Available
3	1,185 sqft	Retail	Available
4	1,185 sqft	Retail	Available
5	1,185 sqft	Retail	Available
6 - Domino's Pizza		Retail	LET

PLANNING

The scheme benefits from detailed planning permission.

LEASE & RENT

The units are available to let by way of a new full repairing and insuring lease, for a term to be agreed. Rental details are available upon request.

BUSINESS RATES

The units have not yet been assessed. Interested parties should satisfy themselves as to the rateable value, availability of any business rates relief, and the actual rates payable by making their own enquiries with the Local Authority. The units will be assessed once construction has been completed.

SERVICE CHARGE & INSURANCE

Information available upon application.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates will be assessed following construction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the granting of a lease.

VAT

All prices, premiums and rents quoted are exclusive of VAT at the prevailing rate.

FURTHER INFORMATION

For further information please contact the sole letting agent:

Adam Mobley

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