

11 Reed Street
Hull, HU2 8JJ

TO LET

Prominent city centre
showroom/trade counter opportunity

c. 421 sq m (4,532 sq ft) overall

Ground floor c.344 sq m (3,700 sq ft)

Fronting Freetown Way (A165)

Dedicated forecourt parking

Suitable for a variety of
general retail, medical, industrial
or trade counter uses (s.t.c.)

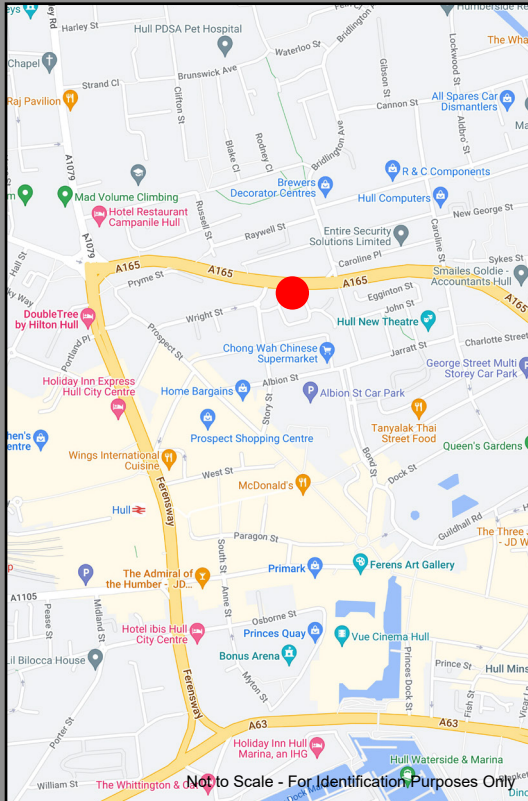
Guide Rent £32,000 p.a.e.

Scotts
01482 325634



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LOCATION

The property is situated on the periphery of Hull city centre in a highly visible location fronting Freetown Way, a main cross city arterial route.

DESCRIPTION

The subject property comprises a single storey workshop/showroom of traditional brick/steel portal frame construction under a pitched profile metal clad roof interconnected with a two-storey building of brick construction under a pitched concrete tile roof. Internally the property has been partitioned to provide consultation rooms, a reception and storage areas with office accommodation (see layout plan attached). Previously the property has operated as a bathroom showroom and Kwik Fit Tyre & Servicing Centre.

The property provides pavement level access off Reed Street and Freetown Way. The property benefits from vehicular access off Reed Street.

ACCOMMODATION

Ground Floor Warehouse	275 sq m	(2,960 sq ft)
Ground & First Offices (including staff kitchen)	146 sq m	(1,572 sq ft)
Total	421 sq m	(4,532 sq ft)

RATEABLE VALUE

The premises are listed as 'Showroom & Premises' with a Rateable Value of £23,250 (2023 Rating List).

DISPOSAL/LEASE TERMS

The premises are offered To Let on typical commercial lease terms at a rent of £32,000 per annum exclusive.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

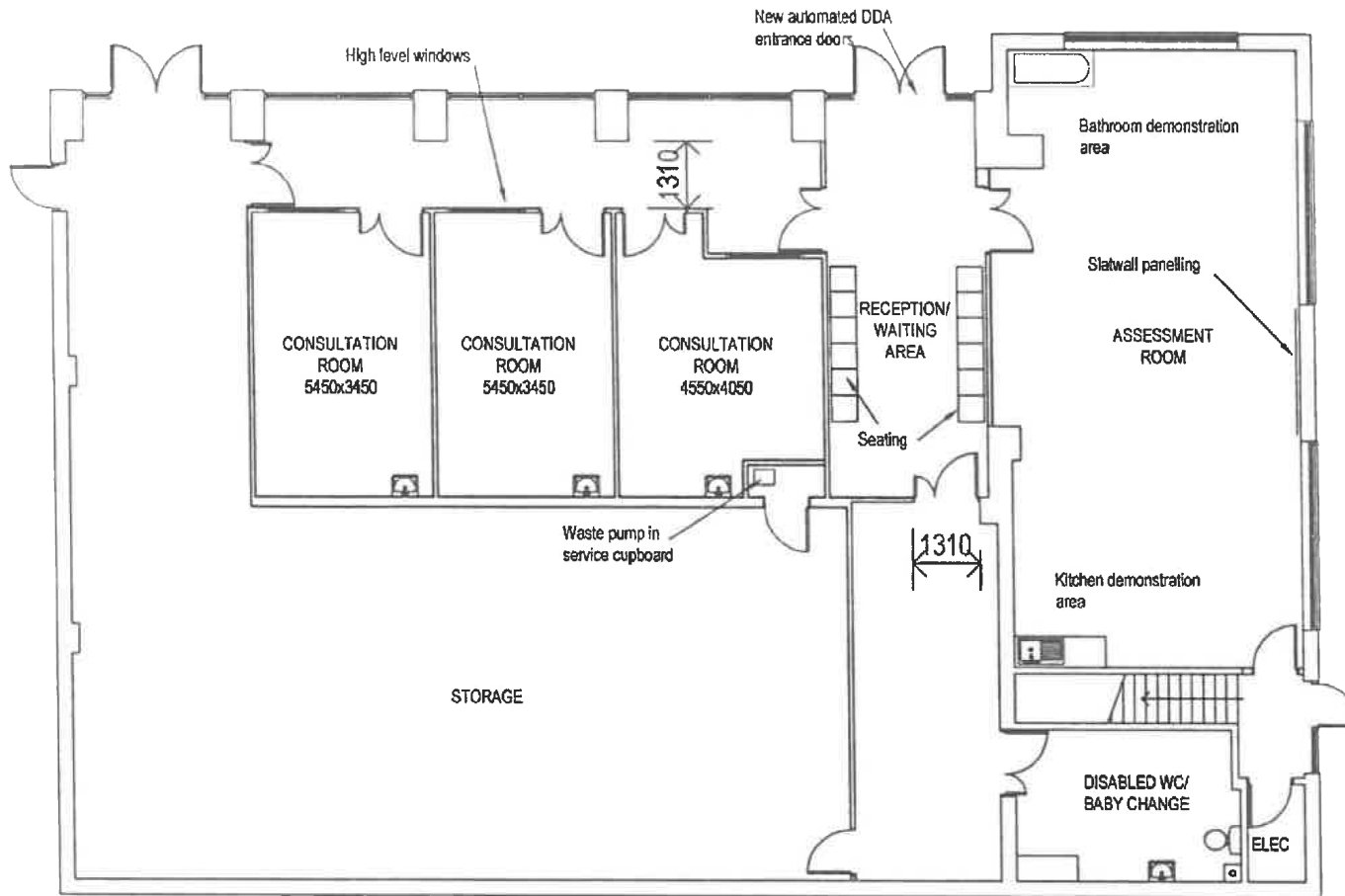
ENERGY PERFORMANCE RATING: E (106)

FURTHER INFORMATION AND TO VIEW

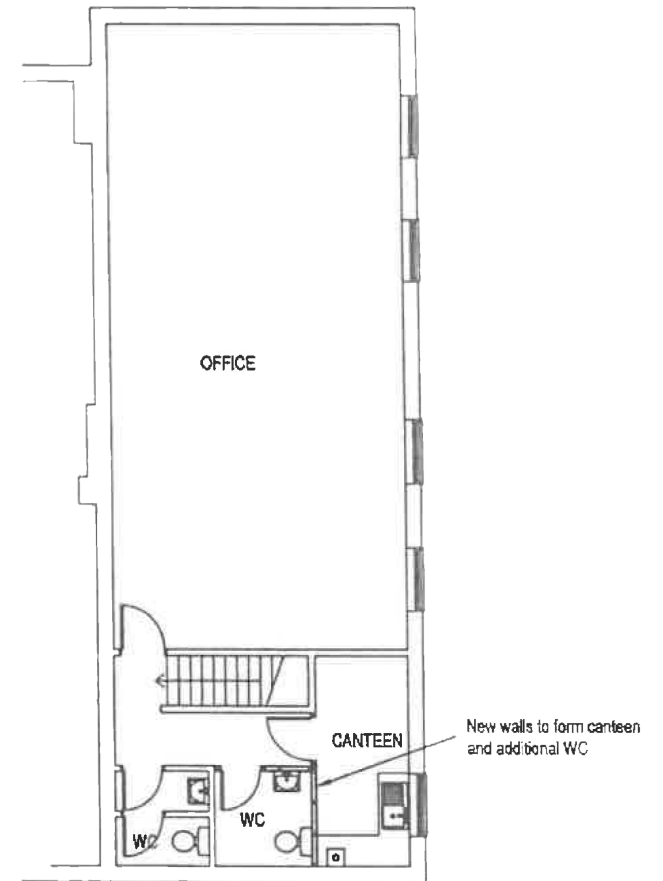
Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6995**

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GROUND FLOOR PLAN



FIRST FLOOR PLAN