

Ground Floor, 1 - 3 Silver Street,
Hull, HU1 1HX

TO LET

Impressive former banking hall
with attractive period features

Suit a variety of uses inc.
leisure, retail or offices s.t.c.

Situated within the heart of
Hull's historic 'Old Town' Central
Business District

Ground floor c.279 sq m
Basement 83.7 sq m

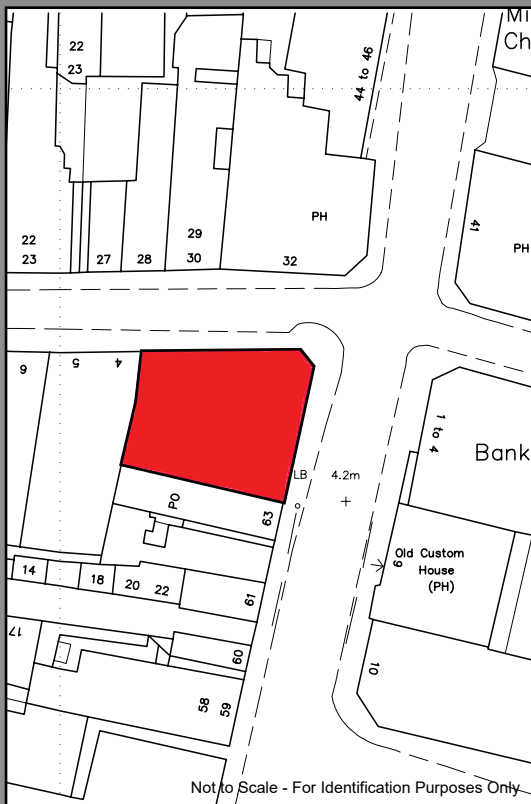
**Flexible Rent
Incentives Available**

Scotts
01482 325634



Ground Floor, 1 - 3 Silver Street,
Hull, HU1 1HX

TO LET



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The property is located on the south side of Silver Street at its junction with Market Place in the heart of Hull's historic 'Old Town'. The area is within easy walking distance of Hull's main amenities and is an established food and drink destination, with nearby businesses including Wetherspoons, Jaz Café Bar, Garbo's Bar & Grill and Silvers Bar & Restaurant.

DESCRIPTION

The property overall comprises a Grade II listed four-story former bank premises built in c. 1912. The impressive ground floor and basement are offered on a leasehold basis, providing an classical stone façade of Edwardian origin. Internally the large ground floor area offers high ceilings and attractive period features including a glass domed roof light to the rear.

ACCOMMODATION

Ground Floor	267.6 sq m	(2,881 sq ft)
Basement	83.7 sq m	(901 sq ft)
Total	351 sq m	(3,782 sq ft)

RENT

The premises are available on a new full repairing and insuring lease by negotiation, subject to proposed use and covenant.

PLANNING

The property currently has a planning classification of A2 (financial and professional services) however the building would suit a restaurant/drinking use subject to consents. Interested parties should make their own enquiries with the local planning authority, Hull City Council.

RATEABLE VALUE

The property is described as 'Offices & premises' with a rateable value of £30,250 (2023 Rating List).

ENERGY PERFORMANCE RATING: Not Applicable

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.5582**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.