

1 Witham,
Hull, HU9 1BY

TO LET

Former banking premises,
previously operated as a nightclub,

Accommodation extends to
275 sq m (2,970 sq ft)

Provides scope for alternate uses
subject to necessary consents

Prominent location, a short walk
from the city centre amenities and
transport links

Car parking available adjacent

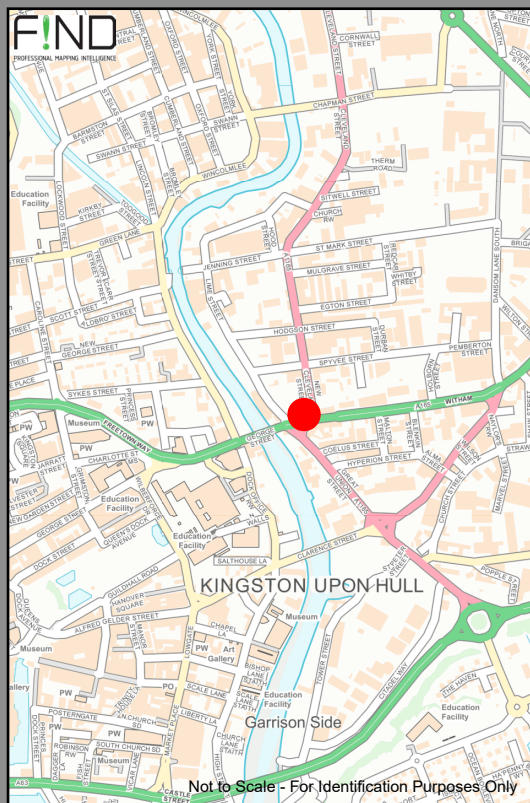
Guide Rent £13,000 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property is located on the corner of Lime Street and Witham at the top of the Witham/Holderness Road just a short walk from Hull City Centre. Napoleon's Casino is located adjacent across the river Hull.

DESCRIPTION

The property is a former bank which has previously been converted into a nightclub and presents the scope for a variety of uses including offices, design studio and performance venue.

The property benefits from a large open plan ground floor with an ancillary office off, a central staircase provides access to the mezzanine and the send floor offices. The property further benefits from a roof terrace over-looking the river Hull.

ACCOMMODATION

Main Ground Floor	103.8 sq m	(1,118 sq ft)
Rear Office	24.5 sq m	(264 sq ft)
Mezzanine	51.9 sq m	(559 sq ft)
Total	180 sq m	(1,938 sq ft)

RATEABLE VALUE

The property is described as 'Club & Premises' with a rateable value of £11,500 effective April 2017. Source VOA. Occupiers may benefit from small business rates relief subject to tenant status.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, at a guide rent of £13,000 per annum.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

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 on tim@scotts-property.co.uk or 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.6775**

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