



Development Opportunity  
**FOR SALE**  
(Due to relocation)

10 Chapel Lane,  
Lowgate, Hull, HU1 1SB

**Scotts**  
01482 325634

# Former Victorian goods yard and associated warehousing - Extends to c.2,322 sq m (25,000 sq ft)

## Expressions of interest sought - Price On Application

### LOCATION

The property is located on the south side of Chapel Lane within the historical Old Town. Located in the heart of Hull's Business District close to the Crown Court, Magistrates Court and the Guildhall, the property is centrally located and accessible to all of the city centre's main amenities.

The area is a mix of offices, residential, leisure and retail.

### DESCRIPTION

The property comprises of a number of Victorian brick built warehouses under pitched slate roofs focused around a central courtyard accessed off Chapel Lane. Currently used as a wholesale lighting retailer and associated businesses, the premises have become surplus to requirement due to relocation.

The premises are not Listed but are located within the Old Town Conservation Area and therefore Conservation Area consent will need to be sought for any redevelopment proposals.

### ACCOMMODATION

c. 2,322 sq m (25,000 sq ft) of retail/warehousing accommodation.

Outside - There is a central courtyard for parking of approximately 9 vehicles.

### RATEABLE VALUE

There are two assessments – one for a property described as “Showroom Premises” of £21,250 and another described as “Workshop & Premises” of £6,400 (2023 Rating List).

### PRICE

The property offers an ideal opportunity for a developer/owner-occupier to acquire a substantial landholding within the Old Town of Hull. Guide price on application.

### E.P.C:

Awaiting Confirmation

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.



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