

195 Cleveland Street,  
Hull, HU8 8AZ

# TO LET

Trade Counter/Industrial property

Prominent location off Cleveland  
Street, 2 miles north of  
Hull City Centre

Extends to 450.6 sq m (4,850 sq ft)

Includes hard surfaced,  
fenced secure yard

Available early 2022 following  
refurbishment

**Guide Rent £35,000 p.a.e.**

**Scotts**  
01482 325634

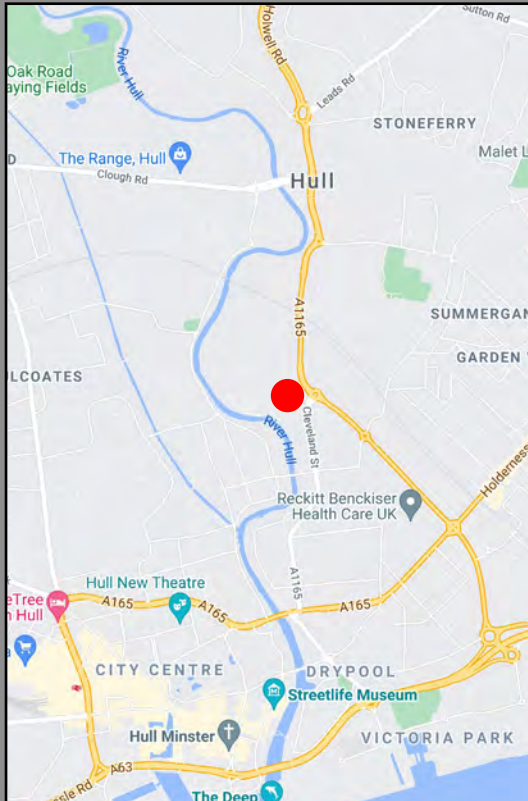


Image taken prior to ongoing refurbishment works – for identification purposes only



195 Cleveland Street,  
Hull, HU8 8AZ

TO LET



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

## LOCATION

The property is located on Cleveland Street (A1165) in Hull, a major route connecting Hull City Centre with the north of the city. The Cleveland Street corridor provides a core of industrial and commercial parks, including Stoneferry Industrial Estate adjoining the site to the north and Sutton Fields Industrial Estate a further 1 mile to the north. Nearby occupiers include Stagecoach, HSS Hire and Dulux Decorating Centre. The property is on the junction of Dalton Street, Mount Pleasant and Cleveland Street.

## ACCOMMODATION

Total Accommodation 450.6 sq m (4,850 sq m)

Site Size 0.12 ha (0.30 Acres)

## DESCRIPTION

The trade counter/industrial property is constructed of brick and block to an eaves height of 4.4m, comprising three main elements, inclusive of the main workshop which contains a trade counter. To the north of the structure is a later 'lean-to' addition incorporating a steel portal frame. The site is self-contained, benefitting from a hard surfaced, fenced secure yard.

A scheme of refurbishment will shortly be underway, including re-cladding of the exterior, new electric roller shutter doors and a resurfaced yard.

## LEASE TERMS

The property is available To Let at a Guide Rent of £35,000 per annum exclusive. Terms by negotiation.

## BUSINESS RATES

The property is classified as 'Workshop and Premises' with a Rateable Value of £11,750. The billing authority is City and County of Kingston Upon Hull under local authority reference 10200043019506. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

## LEGAL COSTS

Both parties will be responsible for their own legal costs together with any Stamp Duty land Tax that may be payable.

## ENERGY PERFORMANCE RATING: D

## FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6874**

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.

