

22 - 23 Story Street,
Hull, HU1 3SA

FOR SALE / TO LET

Three storey property extending to
208.3 sq m (2,242 sq ft)

Includes ground floor of
101.2 sq m (1,090 sq ft)

Centrally located less than 500m from
Hull Interchange & close to Prospect
Shopping Centre

Planning consent for restaurant &
café use

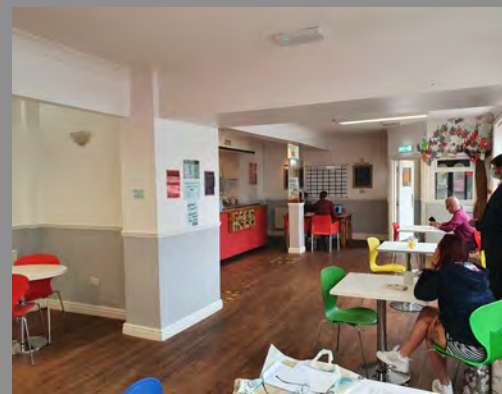
Also suitable for A1 (Retail) and
A2 (Financial & Professional) use

Development potential offering scope for
residential conversion

Guide Rent £17,500 pa

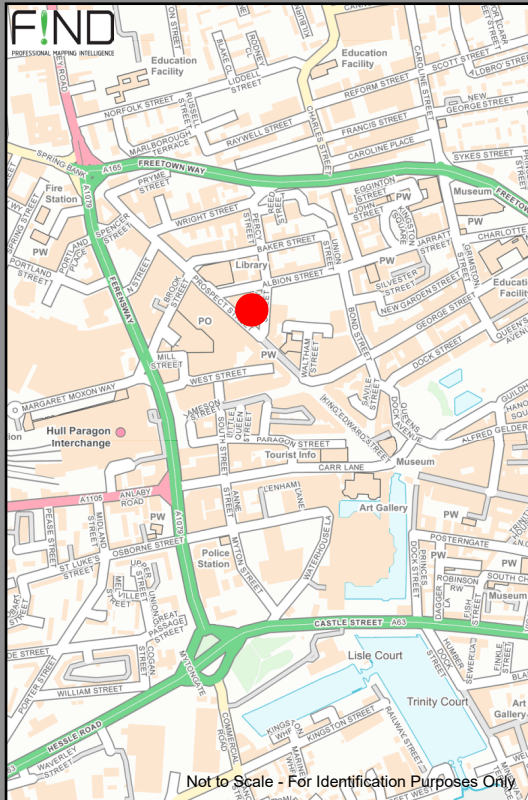
Guide Price £199,000

Scotts
01482 325634



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LOCATION

The property is located in the heart of Hull City Centre close to the Prospect Shopping Centre and St. Stephens Shopping Centres. The surrounding area is a mix of shops, cafés and restaurants and is within close proximity to the Hull Paragon Interchange. The property is situated on Story Street, immediately adjacent to the Quays Medical Centre and proposed Albion Square development. The City Centre has benefited from c.£25 million investment in the public realm associated with the 2017 UK City of Culture status.

DESCRIPTION

The property directly fronts Story Street with a brick construction, painted white, beneath a concrete tile roof and comprising three floors. The ground floor provides a customer seating area, kitchen, storeroom and WCs and is currently utilised as a café. The first floor provides an additional toilet, shower facility, meeting room and two offices. The second floor provides two additional offices and two storerooms. The property benefits from gas central heating with UPVC double glazed at ground floor level and single glazed timber on the first and second floors.

ACCOMMODATION

Ground Floor Retail	101.2 sq m	(1,090 sq ft)
First Floor Offices	55.9 sq m	(601 sq ft)
Second floor Offices inc stores	51.2 sq m	(551 sq ft)
Total Accommodation	208.3 sq m	(2,242 sq ft)

RATEABLE VALUE

The property is described as 'Restaurant and premises' with a rateable value of £10,750 effective April 2017. Occupiers may be eligible for small rates relief subject to tenant status.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, Guide Rent £17,500 pa. The property is also available For Sale freehold with full vacant procession at a guide price of £199,000

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.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk or Nick Coultish nick@scotts-property.co.uk

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6712**

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