

28 John Street,
Hull, HU2 8DH

TO LET

Self-Contained Office Opportunity

City Centre Location

Offices extending to
99.5 sq m (1,069 sq ft)

Secure private parking
for c.4 spaces

Available under the terms of a
new lease by negotiation

Guide Rent £12,000 p.a. exc

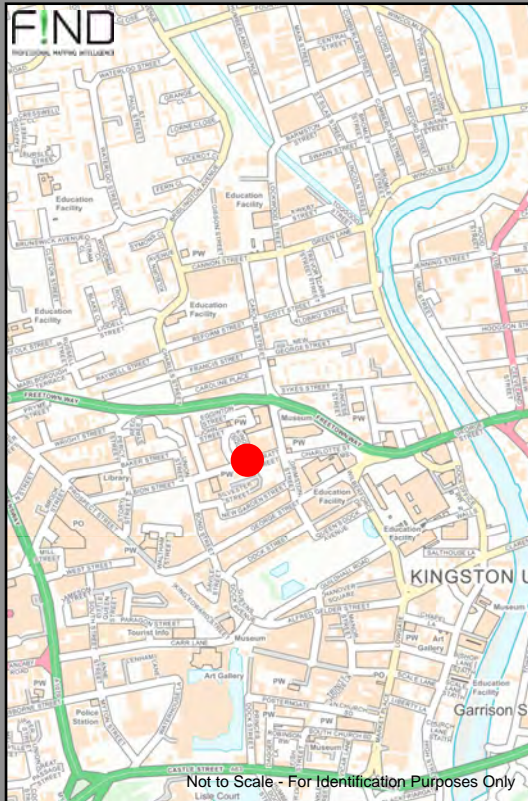


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property is located on the north side of John Street, an attractive terrace in the Georgian Quarter of the City Centre close to the Hull New Theatre off Kingston Square. The central shopping areas, Queens Gardens and Paragon Transport Interchange are all a short walk from its location.

DESCRIPTION

The property comprises a former mid-terrace property which has been converted into office accommodation over three levels and extends to 1,069 sq ft.

To the ground floor there is a large reception room/office with an additional office to the rear. There is also a large document storage area/ staff room and kitchen to the rear. There are two large office rooms and WC facilities on the first floor and an open plan office space in the attic area.

ACCOMMODATION

Ground Floor	41.4 sq m	(446 sq ft)
First Floor	39.2 sq m	(422 sq ft)
Second Floor	18.7 sq m	(201 sq ft)
Total	99.30 sq m	(1,069 sq ft)

The property would suit a range of uses, subject to appropriate planning, and provides on site car parking space for up to 4/5 cars.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms to be negotiated at a guide rent of £12,000 per annum exclusive.

RATEABLE VALUE

The property is described as 'Office and Premises' with a rateable value of £6,700 effective April 2017. Occupiers may be eligible for small rates relief subject to tenant status.

ENERGY PERFORMANCE RATING: D (83)

LEGAL COSTS

The incoming 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 Will will@scotts-property.co.uk 07801 885302 or Tim Powell on 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.6729**

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