

57-60 Whitefriargate
Hull, HU1 2HU

TO LET (MAY SELL)

Large City Centre retail premises

Sales area c. 251 sq m (2,700 sq ft)

Upper floor stores/staff facilities

Located on Whitefriargate in Hull's
historic Old Town

Nearby occupiers include Boots,
Ann Summers, HMV, Boyes and
The Works

Rent £35,000 p.a.

Please note the ground floor could be combined
with adjacent premises to create a combined sales
area of approximately 475 sq m (5,100 sq ft)

Scotts
01482 325634



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LOCATION

The property is located on Whitefriargate in Hull city centre, a pedestrianised shopping street with a variety of high street brands including Marks & Spencer, Card Factory, Thorntons, Pandora and Dorothy Perkins (See GOAD plan). The City Centre has benefited from c.£25 million recent investment in the public realm associated with the 2017 UK City of Culture status.

The nearby Princes Quay Shopping Centre has just completed a £20 million investment in a new outlet deck to increase foot fall to the centre and surrounding area.

DESCRIPTION

The property features pavement-level access through a full-height glazed shop front. The property is currently fitted out from the previous clothing sale use and features slat wall boarding, tiled floors and suspended ceilings with integrated lighting. Heating is provided by ceiling-mounted warm air and comfort cooling. The upper floors historically were used for retailing but have recently been used for storage and staff facilities in part only.

ACCOMMODATION

Sales frontage Internal width 9.48m (31 ft) x Overall depth 36.91 m (121.09 ft)

Sales area 251 sq m (2,700 sq ft)
Upper floors c. 1,040 sq m (11,195 sq ft)

Note - This property could be combined with the adjacent former Poundworld premises to create a sales area at ground level of approximately 475 sq m (5,100 sq ft) or thereabouts together with additional upper floors.

RATEABLE VALUE

We understand that the property is assessed as 'Shop & Premises' with a Rateable Value of £37,500. To confirm the rates payable please contact the rating authority, Hull City Council.

PLANNING

We understand the premises benefit from A1 retail consent, having most recently traded as a clothing retailer. Other uses may be permissible, subject to consents.

DISPOSAL TERMS

This property is available To Let by way of a new lease at a rent of only £35,000 per annum exclusive, on terms subject to negotiation. A Sale of the freehold to include both the former Bon Marche and Poundworld with upper floors may be considered.

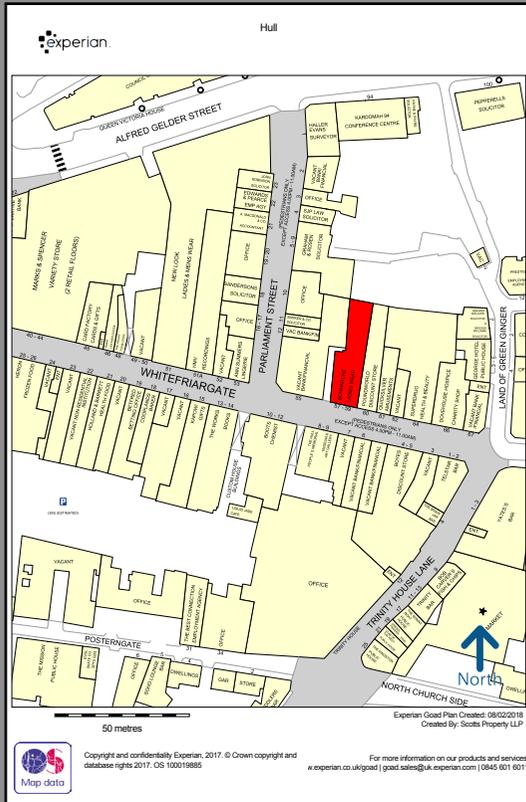
ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

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