

66 King Edward Street,  
Hull, HU1 3SQ

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# TO LET

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City centre upper floors in need of  
refurbishment

First floor 38 sq m (409 sq ft)  
Second floor 38 sq m (409 sq ft)  
**Total 76 sq m (818 sq ft)**

May suit archive file storage  
as existing or offices subject to a  
full refit

Landlord may refurbish  
(subject to terms)

New Lease by negotiation

**Contact Chris Mason**

**Scotts**  
01482 325634



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## LOCATION/DESCRIPTION

The property is positioned on King Edward Street within Hull City Centre close to the Prospect Centre with retailers nearby including Home Bargains, Richer Sounds, Greggs and Starbucks.

The property comprises a three storey building with a ground floor sales shop which is Let to a third party. The upper floors with a separate entrance to King Edward Street are vacant. The upper floor accommodation needs refitting for office use but could provide a basic central area storage facility (for archives etc) as existing or could accommodate an occupiers bespoke fit out.

## ACCOMMODATION

Entrance lobby off King Edward Street

### Half landing

with a WC facility and store/potential kitchen area

### First Floor

Front Room 24.7 sq m (266 sq ft)

Rear Room 13.37 sq m (144 sq ft)

### Second Floor

Front Room 24.7 sq m (266 sq ft)

Rear Room 13.37 sq m (144 sq ft)

## RATEABLE VALUE

We understand from the VOA website that the upper floors of the property are listed as "Rooms" at RV £1,875.

## ENERGY PERFORMANCE RATING: G

## LEASE TERMS

The upper floors are available To Let on new Lease terms by negotiation. Options could include for refitting works to be undertaken by the landlord subject to terms and status or by the ingoing party with appropriate incentives.

## LEGAL COSTS

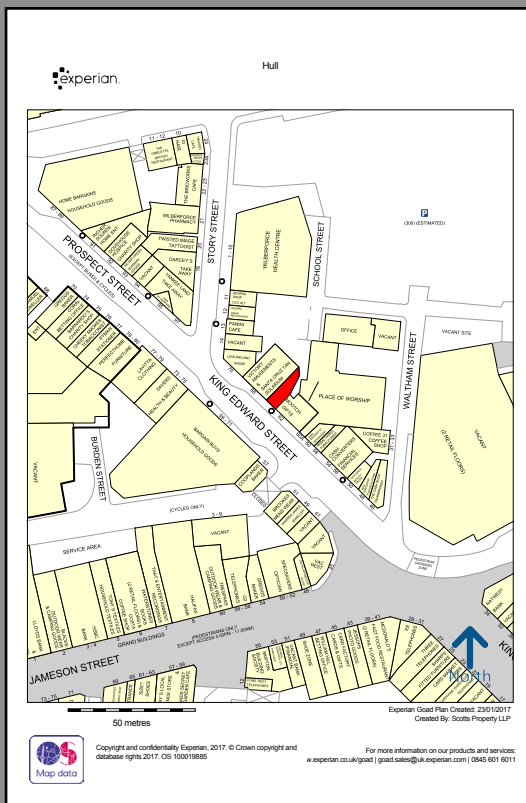
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596

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