

68 Paragon Street,
Hull, HU1 3PW

TO LET

City Centre Retail Opportunity

Ground Floor Sales
93.2 sq m (1,004 sq ft)

Total Accommodation
102.5 sq m (1,104 sq ft)

Located in the heart of the City
Centre

A short distance from the
transport interchange,
St Stephens and Princes Quay
shopping centre

Rent on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry and Hull was the 2017 UK City of Culture.

The property is located on the corner of Paragon Street and Little Queen Street in the city centre. Nearby occupiers include Ladbrookes, Cooplands, Leeds Building Society and Heron Foods.

DESCRIPTION

The property provides ground floor retail premises previously trading as an amusement arcade. The premises benefit from a large display window fronting both Paragon Street and Little Queen Street, opening onto a well-proportioned ground floor sales area. To the rear, the premises provide W.C. facilities and a kitchen.

ACCOMMODATION

Retail	93.2 sq m	1,004 sq ft
Kitchen	9.3 sq m	100 sq ft
WCs (x2)	-	-
Total	102.5 sq m	1,104 sq ft

RATEABLE VALUE

We understand that the property is assessed as 'Shop & Premises' with a Rateable Value of £16,000 under the 2017 Rating List – Source Valuation Office Website. To confirm rates payable please contact the local authority.

DISPOSAL TERMS

The property is available To Let under the terms of a new commercial lease at a rent to be negotiated. Rent on Application

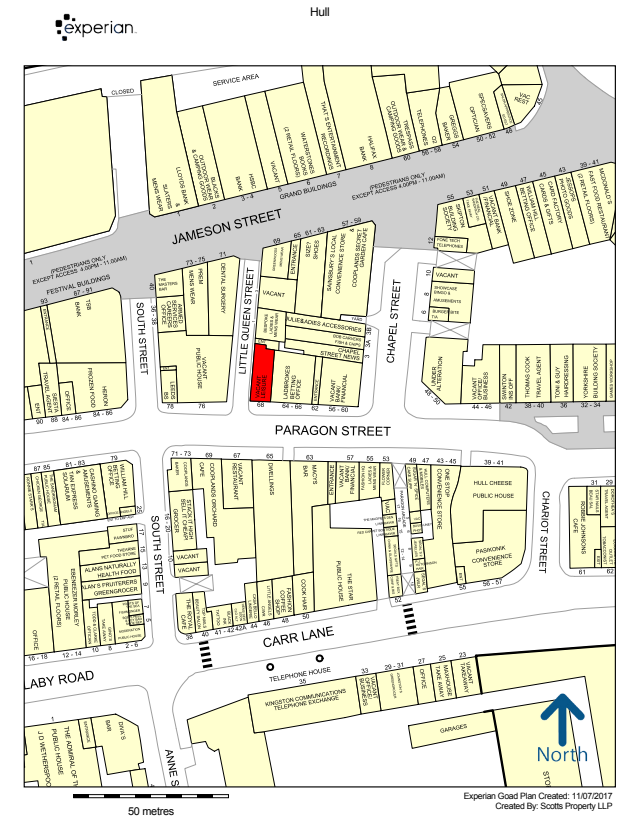
ENERGY PERFORMANCE RATING: E

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

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