

10 Chapel Street,
Hull, HU1 3PA

TO LET

Sales Area / Reception
15.4 sq m (166 sq ft)

Total area including upper parts
162.9 sq m (1,753 sq ft)

Prime pedestrianised pitch

Nearby occupiers inc.
Simply Local, GDK, Greggs and
Cooplands Secret Garden Cafe

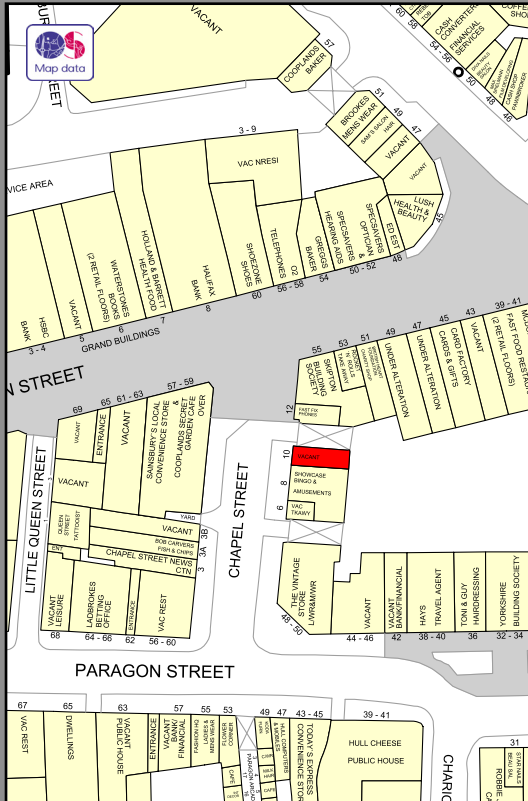
Rent - £14,000 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The shop unit occupies a prominent position on Chapel Street a prime retail location within Hull City Centre linking Queen Victoria Square to Jameson Street and Hull's Transport Interchange.

Chapel Street provides a link between Jameson Street and Carr Lane via Paragon Arcade.

The property is shown in red on the Goad plan.

DESCRIPTION

The end terrace unit offers a retail frontage / reception opportunity with office/salon accommodation at first floor level accessed via a wide staircase off the ground floor. The main sales area retains slat wall boarding, laminate flooring and a suspended ceiling with integrated lighting.

The first floor accommodation offers possible training/demonstration space, or salon etc. An anodised aluminium shop front provides full height display window with a single customer door secured with an electric security shutter.

ACCOMMODATION

Ground Floor	15.4 sq m	(166 sq ft)
First Floor	147.5 sq m	(1,588 sq ft)
Total area	162.9 sq m	(1,753 sq ft)

RATEABLE VALUE

The unit is described as 'Shop and Premises' with a rateable value of £9,600. Under current arrangements, a qualifying small business may benefit from 100% Small Business Rates Relief.

DISPOSAL TERMS

The shop is available To Let on typical commercial terms at £14,000 p.a.exc. A service charge is payable with the property forming part of the Queens House development.

ENERGY PERFORMANCE RATING: B (42)

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 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302 at Scotts or joint agent Brassington Rowan 01133 833759 (ref: Jason Oddy jason.oddy@brassrow.co.uk).

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