

Unit 2, Dunedin House,
Percy Street, Hull, HU2 8HL

TO LET

Retail opportunity

Prominent city centre location
close to all amenities

Main Sales 155 sq m (1,668 sq ft)

Suitable for a range of uses
(A1/A2 subject to consents)

Rent on Application



Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

Dunedin House is located in the heart of Hull City Centre close to the Prospect Centre and St. Stephens Shopping Centres. The surrounding area is a mix of shops, bars and restaurants and is within close proximity to the Hull Paragon Interchange and train station.

The property is situated on the corner of Percy Street and Baker Street adjacent to the proposed Albion Square development. The City Centre benefited from c.£25 million investment in the public realm associated with the 2017 UK City of Culture status.

DESCRIPTION

The premises comprise a ground floor retail unit with display windows facing Percy Street. Internally the unit is currently in a shell condition awaiting a tenants individual fit-out.

ACCOMMODATION

Ground Floor Retail 155 sq m (1,668 sq ft)

RATEABLE VALUE

The property is described as 'Shop and Premises' with a rateable value of £9,700 effective April 2017.

DISPOSAL TERMS

Available on a effectively full repairing and insuring lease at a term of years to be agreed subject to service charge.

Rent on application.

ENERGY PERFORMANCE RATING: D

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 Will O'Brien will@scotts-property.co.uk 07801 885302. or Tim Powell tim@scotts-property.co.uk 07801 515165

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