

Ground Floor, Lowgate House  
Lowgate, Hull, HU1 1EL

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# TO LET

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Ground floor offices

Suite extending to 116 sq m  
(1,254 sq ft)

Located in the heart of the historic  
Old Town & Professional District

Close to the Courts & Guildhall

Contract parking options nearby

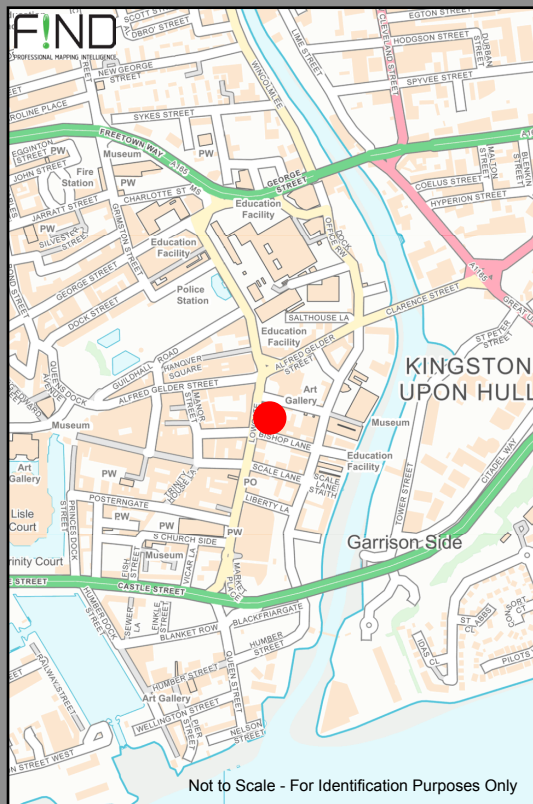
**Guide Rent £11,250 p.a.exc**



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**Scotts**  
01482 325634  
www.scotts-property.co.uk

### LOCATION

Lowgate House is located in Hull, the regional capital of the East Riding of Yorkshire. It is situated within the attractive Old Town, occupying a prominent position on the east side of Lowgate at its junction with Bishop Lane in the heart of Hull's Business District close to the Crown Court, Magistrates Court and the Guildhall. The property is centrally located and accessible to all of the city centre's main amenities. Lowgate House also benefits from excellent cross city connectivity through easy road access and excellent public transport links.

### DESCRIPTION

The ground floor suite has access off Lowgate with full height glazing onto the adjacent courtyard. The suite has easy pedestrian access. The office is open plan in nature but could be partitioned to suit an individual occupier, subject to Landlord approval.

### ACCOMMODATION

Ground Floor (Rear) Suite      116 sq m      (1,254 sq ft)

Additional accommodation is available within Lowgate House if required.

Contract parking options are available nearby

### LEASE TERMS

The suite is available on effective full repairing and insuring lease terms at a guide rent of £11,250 per annum exclusive.

The tenant will pay towards a common service charge which contributes to the repair/maintenance of the exterior of the property, cleaning and lighting of common areas, heating of the offices and management.

### RATEABLE VALUE

The premises are described as 'Offices and Premises' with a Rateable Value of £6,400 (source VOA website).

Under current provisions no rates will be payable to a qualifying small business.

### 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.

### ENERGY PERFORMANCE RATING: D

### FURTHER INFORMATION AND TO VIEW

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