

FOR SALE

Nelson Street/Wellington Street, Hull, HU1 1XE



Unique Office / Car Park / Development Opportunity

Due to relocation

Scotts

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- ◆ The Offices extend to c.3,183 sq ft (295.8 sq m)
- ◆ Land (currently used as a car park) provides c.0.19 acres (0.076 ha)
- ◆ Located in an area of substantial investment and focus
- ◆ Presents a unique opportunity within the heart of the fruit market area overlooking the Humber

Location

The property is located on Nelson Street between Hull Marina and the River Hull, opposite the historic Victoria Pier, c. 0.5 miles south of Hull's city centre. The immediate area is occupied by a wide range of users including residential, office occupiers, retail and food & beverage.

The wider area surrounding the property has seen substantial investment following the completion of C4DI (Centre for Digital Innovation), an office complex now forming part of a much wider office development scheme. The final phase of c.100 homes as part of the 'Fruit Market' scheme constructed by Beal Homes and the new offices for ARCO and multi storey car park have now completed.



Description

The property is of traditional brick construction built to a 2/3-storey height with a rendered elevations under a mainly pitched roof at varying heights. The property benefits from a gas central heating system via wall mounted radiators throughout, double glazed UPVC windows and a suspended ceiling with integrated lighting in the main office areas.

Access is via Nelson Street with an additional entrance off Pier Street which could provide separate access to the upper floor if required.

Accommodation

Ground Floor	1,408 sq ft	(130.8 sq m)	<i>inc. office, reception, boardroom, kitchen, WC and storage</i>
First Floor	1,520 sq ft	(141.3 sq m)	<i>inc. office, server room and WC</i>
Second Floor Office	255 sq ft	(23.7 sq m)	
Total	3,183 sq ft	(295.8 sq m)	

Car Park / Land

To the rear of the property is a car park which extends to c.0.19 Acres (0.76 Ha). c.28 car parking spaces.



Disposal Terms

The property is available freehold with full vacant possession. Interested parties are invited to submit their best bid to purchase the property, to be received at Scotts' Hull office in writing by **5pm Monday 28th February 2022**.

The vendor is not obliged to accept the highest or any bid submitted. A bid should confirm the precise identity of the purchaser, the level of offer, any conditions attached i.e. whether subject to any surveys, funding or planning consent, etc and solicitor details. Guide Price £650,000+

Energy Performance Rating: C (69)

Rateable Value

The premises are described as office & Premises with a Rateable Value of £25,540 (source: VOA website)

Further Information And To View

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