

Dunedin House, Percy Street,  
Hull, HU2 8HL

## FOR SALE / TO LET

Prominent location on the corner of  
Albion Street and Percy Street

Available For Sale and To Let  
as a whole, or To Let in part

Development / Refurbishment  
opportunity with potential for  
residential conversion

Close proximity to main shopping areas  
and transport interchange

Suites from 147.0 sq. m (1,586 sq ft)  
through to 1,344 sq. m (14,467 sq ft)

**Guide Price £1,150,000**

**Rent From £8.50 per sq ft**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

Dunedin House is located in Hull City Centre at the junction of Albion Street and Percy Street, close to the Prospect Shopping Centre. St Stephens Shopping Centre and Hull Paragon Interchange are located a short walk to the west. The surrounding area includes a mix of shops, bars, restaurants and homes. The site is in close proximity to the proposed Albion Square £96 million development scheme.

## DESCRIPTION

The building is a purpose built three storey office building with ground floor office/retail accommodation and a dedicated lift servicing the upper floors from the main office entrance to Percy Street. The offices have been refurbished in part incorporating suspended ceilings, recess lighting and air conditioning. To the rear of the property is a small service yard and car park.

The property offers potential to a developer for residential conversion, subject to any required planning consents.

## ACCOMMODATION

				Rateable Value*
<b>Ground Floor</b>	Unit 1	274.7 sq m	(2,958 sq ft)	£19,500
	Unit 2	155 sq m	(1,668 sq ft)	£9,700
<b>First Floor</b>	Suite 1	147 sq m	(1,586 sq ft)	£11,250
	Suite 2	314.6 sq m	(3,387 sq ft)	£22,500
<b>Second Floor</b>	Suite 3	290.4 sq m	(3,127 sq ft)	£23,000
	Suite 4	147 sq m	(1,586 sq ft)	£14,000

\*Tenants may be eligible for small business rates relief, subject to tenant status.

## SERVICE CHARGE

In the event of a lettings, a service charge will be levied on the tenant in relation to the upkeep of common areas in conjunction with other occupiers. Further details available upon request.

## TERMS

The property is available For Sale at a price of £1,150,000.

The property is also available To Let as a whole or in part. Rent from £8.50 per sq. ft. In the event of a letting, all leases will be on an effective 'full repairing and insuring lease' on a term of years to be agreed.

## ENERGY PERFORMANCE RATING: D

## LEGAL COSTS

In the event of a letting, the ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

In the event of a freehold sale each part will be responsible for their own legal costs incurred, together with any stamp duty land tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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