

Unit 1 St Stephens Shopping Centre,
Ferensway, Hull, HU2 8LN

TO LET

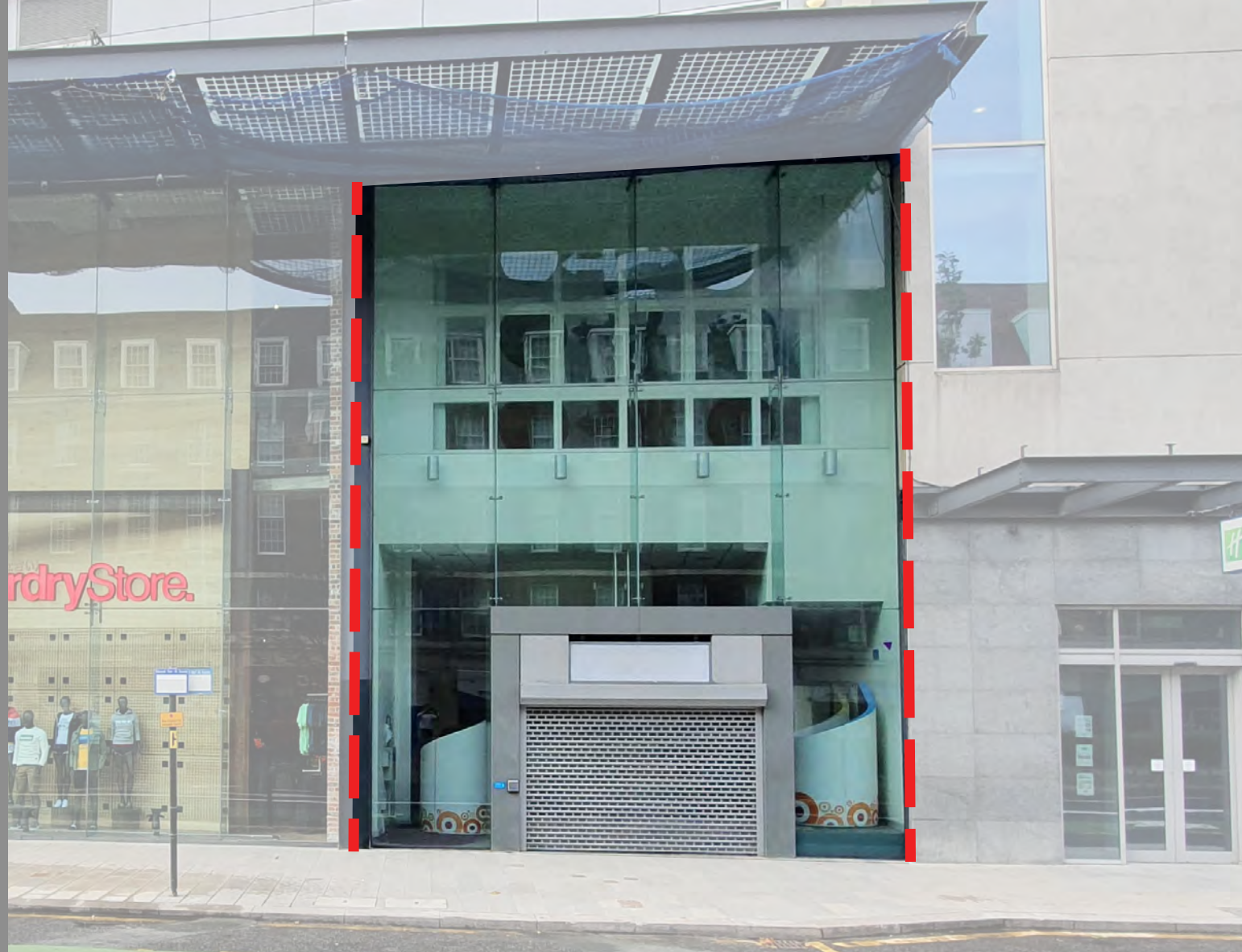
Prominent Retail Opportunity

Central Location

Total Accommodation
416.3 sq m (4,481 sq ft)

Forming part of the larger
St Stephens Shopping Centre,
nearby occupiers include Superdry,
Next, Boots and many more

Rent on Application

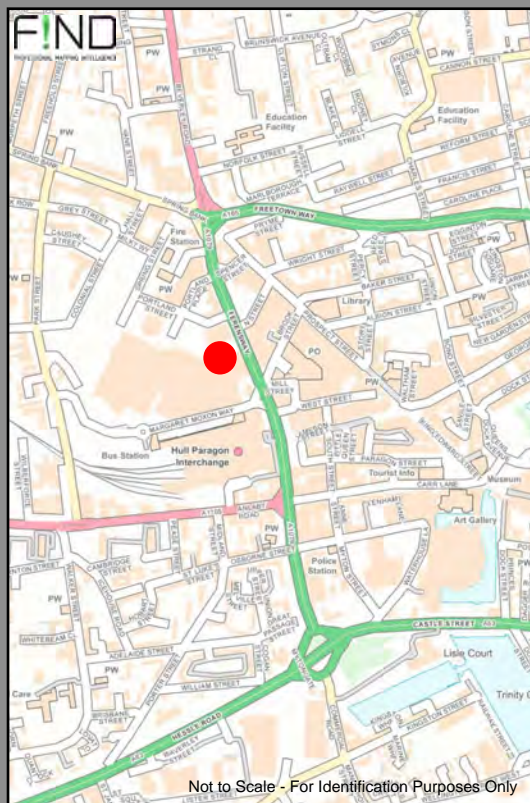


Scotts
01482 325634



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LOCATION

The property is located in Hull City Centres prime retail destination within close proximity to the Hull Paragon Interchange and Prospect Shopping Centre. The property is situated on Ferensway neighbouring Holiday Inn Express and immediately adjacent to the Hull Truck Theatre. The City Centre has benefited from c.£25 million investment in the public realm associated with the 2017 UK City of Culture status.

DESCRIPTION

The unit forms part of the larger St Stephens Shopping Centre providing 552,000 sq ft of retail and leisure with an estimated annual footfall of 12 million and a mixture of national retailers including Superdry, Next and Boots.

The property is divided across two floors and has been separated via stud walling within and benefits from a disabled lift, electric security shutters, suspended ceiling tiles with lighting and wall mounted AC. A dual entrance presents the opportunity to re-configure the property to suit a variety of uses subject to obtaining the necessary consent. Any restaurant/licenced bar user would benefit from the extensive forecourt space facing Hull Truck Theatre.

ACCOMMODATION

Ground floor	272.6 sq m	(2,934 sq ft)
First Floor	143.7 sq m	(1,547 sq ft)

SERVICE CHARGE

The tenant will contribute towards a common service charge, information available on request.

RATEABLE VALUE

The property is described as 'Restaurant and premises' with a rateable value of £72,846 effective April 2017.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, rent on application.

ENERGY PERFORMANCE RATING: D (90)

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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