

The Stables, The Maltings,
Silvester Street, Hull, HU1 3HA

TO LET

High quality c. 900 sq ft (85 sq m)
office accommodation

Highly accessible city centre
location

Attractive period property

On-site parking

Includes mezzanine
accommodation

FRI lease terms

Guide Rent £15,000 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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LOCATION

This unique detached property is conveniently located on Silvester Street, in a secure courtyard area of the old brewery, which lies within close proximity to Queens Gardens and Hull's retailing core.

DESCRIPTION

The Stables are attractively presented, incorporating period features over ground and mezzanine floors.

The offices are finished to a high standard, with the benefit of an abundance of natural light.

ACCOMMODATION

Ground Floor	612 sq ft	(56.9 sq m)
Mezzanine Floor	301 sq ft	(28.0 sq m)
Total	913 sq ft	(84.9 sq m)

LEASE TERMS

The office suite is available on effectively full repairing and insuring terms with a rent of £15,000 p.a. The letting is subject to a service charge.

RATEABLE VALUE

The property is described as 'Studio & Premises' under the VOA website with a Rateable Value of £6,600 under the 2017 Rating List.

ENERGY PERFORMANCE RATING: E

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.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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