

Unit 4, Albion House,  
Albion Street, Hull, HU1 3TE

# TO LET

City Centre ground floor shop

Total sales area 42.4 sq m  
plus staff kitchen and WC

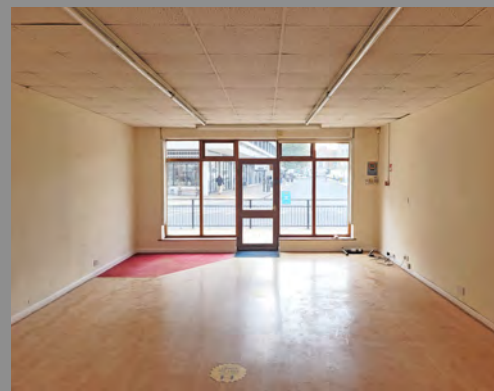
Situated opposite Albion Street  
car park, close to The Maltings  
and Hull New Theatre

Available under the terms of a  
new lease by negotiation

Ideal accommodation for a new or  
growing business

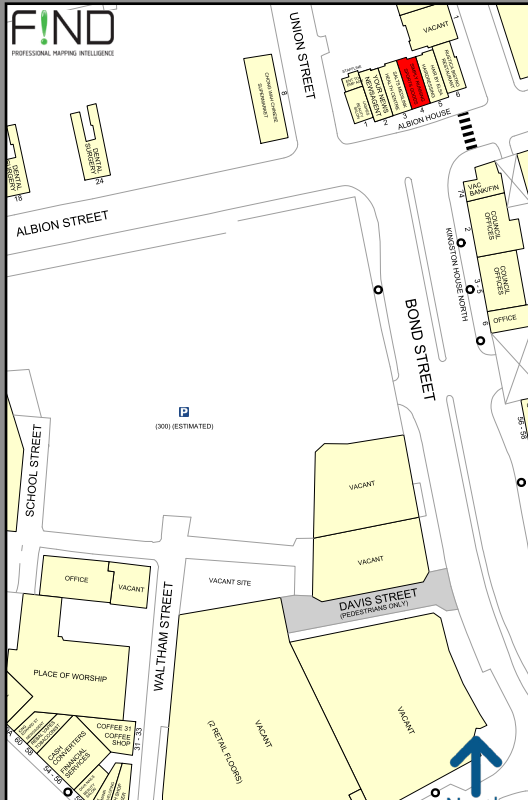
Rent £8,500 p.a.

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is situated in Hull City Centre on the north side of Albion Street opposite its junction with Bond Street. The shop is a mid-terrace unit within an established retail parade, situated nearby the Albion Street car park, the Maltings, the K2 and Hull New Theatre.

The unit benefits from a security shutter to the shop front. The sales area is regular shaped, there is a staff kitchen and WC with access to a rear communal service yard. There is no car parking allocation with this unit.

## ACCOMMODATION

|               |           |             |
|---------------|-----------|-------------|
| Sales Area    | 42.4 sq m | (456 sq ft) |
| Staff Kitchen | 8.19 sq m | (88 sq ft)  |
| Store         | 7.8 sq m  | (84 sq ft)  |
| WC.           | -         | -           |
| Total         | 58.4 sq m | (629 sq ft) |

(Areas sourced from VOA website)

## LEASE TERMS

The property is available 'To Let' under the terms of a new lease at a guide rent of £8,500 per annum exclusive subject to overall terms and tenant status. The lease will be on typical commercial terms in line with others in the Albion House development, including provision for a service charge covering the repair and maintenance of common components and management of the scheme as a whole.

The tenant will be responsible for internal repairs and decorations to the demised premises including the shop front, windows, doors and glass therein.

## RATEABLE VALUE

The property is known as 32 Albion Street, Hull and is described as 'Shop and Premises' with a rateable value of £6,900 under the 2017 Rating List (Source: VOA Website). Subject to tenant status the occupier may be eligible for rates relief.

**ENERGY PERFORMANCE RATING: D (95)**

## 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 Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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