

Unit 6 Albion House,
Albion Street, Hull, HU1 3TE

TO LET

Ground floor café/restaurant

Accommodation extends to
c. 54.8 sq m (589 sq ft) overall

End-terrace unit forming part of a
parade of retail premises

Situated in Hull City Centre, opposite
the NHS Community Diagnostic
Centre & Albion Street car park

Eligible for 100% small business
rates relief (subject to tenant status)

Available immediately on new lease
terms

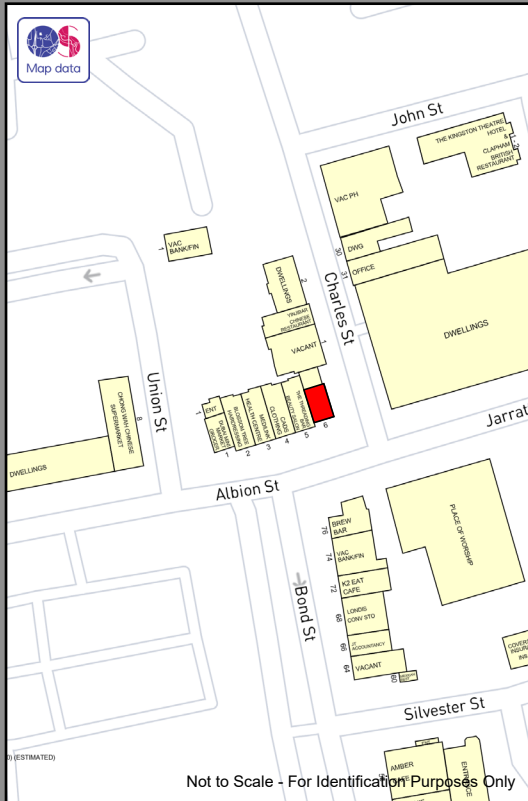
Guide Rent £9,000 p.a.exc

Scotts
01482 325634



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LOCATION/DESCRIPTION

The property is situated on the north side of Albion Street in Hull City Centre, opposite its junction with Bond Street. The end-terraced unit forms part of a mixed-use block with ground-floor retail premises and offices above. The newly built NHS Community Diagnostics Centre and the Albion Street car park are located opposite.

The sales area has a timber-frame shop front with side windows onto Charles Street, secured by external roller shutters. To the rear is a kitchen/preparation area with fitted extraction and separate access to a communal service yard.

The unit is allocated one car parking space in the service yard.

ACCOMMODATION

Sales area	38.4 sq m	(413 sq ft)
Kitchen	11.9 sq m	(128 sq ft)
WC	4.5 sq m	(48 sq ft)
Total	54.8 sq m	(589 sq ft)

LEASE TERMS

The unit is available to let under an effective full repairing and insuring lease at a guide rent of £9,000 per annum, exclusive.

There is a service charge (including building insurance) of £2,662.50 per annum, payable quarterly in advance.

RATEABLE VALUE

The premises are listed as 'Café & Premises' with a Rateable Value of £5,700, effective April 2023.

Under current legislation, an eligible occupier may benefit from small business rates relief (subject to occupier status).

LEGAL COSTS

The ingoing tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

ENERGY PERFORMANCE RATING: B (30)

FURTHER INFORMATION AND TO VIEW

Contact: Will O'Brien: will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7231**

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