

Cafe Premises, Ground Floor
94 Alfred Gelder Street, Hull, HU1 2AN

TO LET

Ground floor premises
previously used as a cafe bar

Provides 138.5 sq m (1,490.5 sq ft)

Planning Permission previously
granted for A1, A2, A3, A4, B1,
D1 & D2 uses

Close to all central amenities

Views over the Guildhall and to
Queens Gardens

10 minute walk from the transport
Interchange

Guide Rent £25,000 p.a.

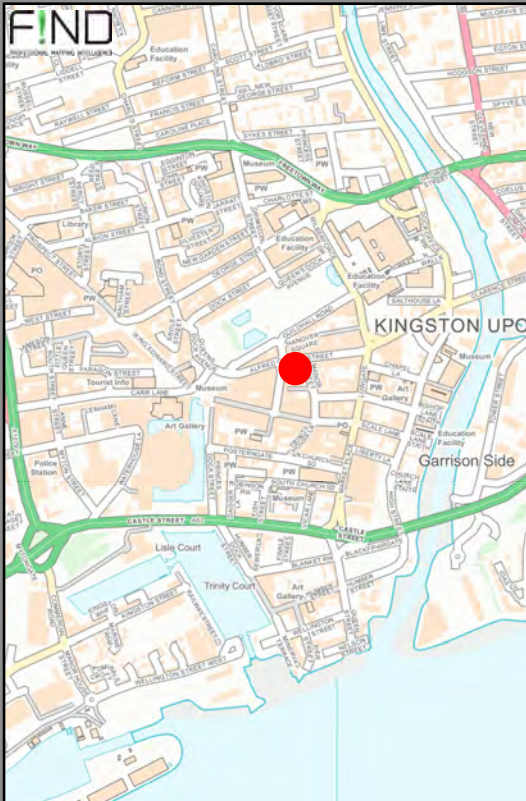
Scotts
01482 325634



Internal Photos For Identification Purposes Only

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LOCATION

Located within Hull City Centre, within the Old Town conservation area opposite the Guildhall and Queens Gardens and in close proximity to the prime retail and leisure amenities. The immediate area is home to a number of professional organisations.

There are good public transport links with the transport interchange located c.half a mile west of the property.

DESCRIPTION

Ground floor accommodation has a dedicated entrance and forms part of a newly converted apartment block.

The ground floor, formerly a café, is available to let on a new full repairing and insuring lease (with common area repairs covered by a service charge arrangement).

ACCOMMODATION

Ground floor 138.5 sq m (1,490.5 sq ft)

The accommodation can be combined with the left side suite to provide 277 sq m (2,981 sq ft)

LEASE TERMS

The premises are available on new lease terms at a guide rent of £25,000 per annum.

RATEABLE VALUE

The property is described as 'Cafe & Premises' with a rateable value of £13,500 (effective April 2023).

PLANNING

The ground floor received full planning permission for change of use from office use Class A2 to mixed use of Retail (A1), financial and professional services (A2), restaurants and cafe (A3), drinking establishment (A4),

ENERGY PERFORMANCE RATING: B (27)

LEGAL COSTS

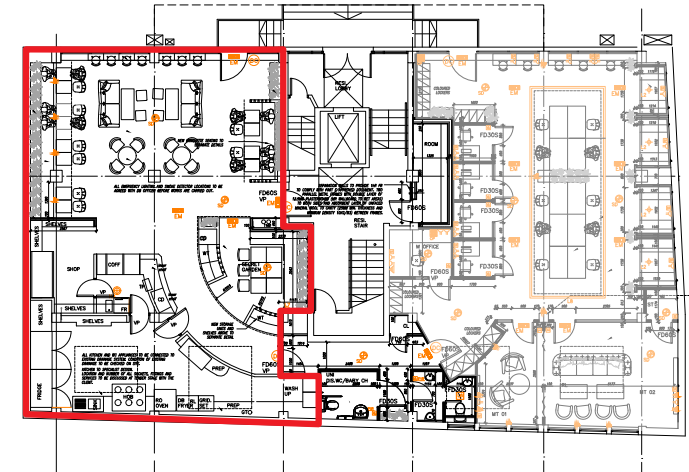
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302.

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