

Unit 1, 19 - 20 Caroline Place,
Hull, HU2 8DR

TO LET

Total accommodation extends to
c.70.7 sq m (762 sq ft)

3/4 Allocated parking spaces

Close proximity to Freetown Way and
within walking distance of Hull City Centre

Scope for reconfiguration to general
industrial, workshop or storage use,
(subject to occupiers requirements)

Easy access to the A63 / Rodger Millward
way and motorway networks

Tenants may benefit from
100% Small Business Rates Relief
(subject to status)

Available immediately under
new lease terms

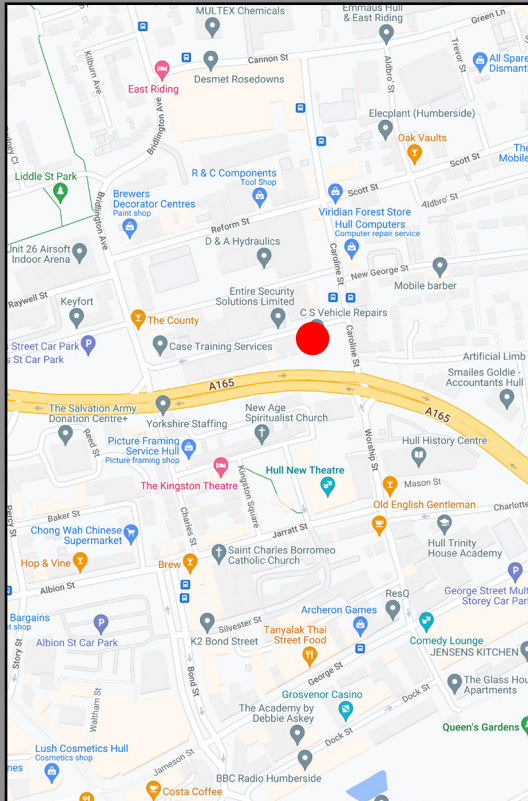
Guide Rent £9,120 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is an established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire with a total population of approximately 267,000 (census, 2021).

The subject property is located on the south side of Caroline Place off Freetown Way within walking distance of Hull City Centre. Freetown way serves as a principal route linking Holderness Road with the City Centre, receiving a high volume of traffic. The property benefits from easy access to the A63/Rodger Millward Way and the motorway network.

DESCRIPTION

The subject property is of traditional brick construction under a pitched roof. Offering an elevated main sales/ office area with 2 separate offices, a kitchen and WC. The property benefits from a floor to ceiling aluminium shop front with central double doors, suspended ceiling with integrated LED lighting, carpeted flooring, and energy efficient electric heaters. The property also benefits from 3/4 car parking spaces.

The property offers scope to be reconfigured for general industrial, workshop and storage uses. Please enquire for further details.

ACCOMMODATION

Main sales area	38.8 sq m	(418 sq ft)
Office 1	14.4 sq m	(155 sq ft)
Office 2	10.1 sq m	(109 sq ft)
Kitchen	7.4 sq m	(80 sq ft)
W/C	-	-
Total	70.7 sq m	(762 sq ft)

RATEABLE VALUE

The property will require reassessment.

The property previously had a Rateable Value of £7,900 when it was combined with Unit 2. This indicates that the premises may fall under the threshold and under current legislation, a qualifying small business will benefit from full rates relief.

DISPOSAL/LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £9,120 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D (89)

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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