

50 Caroline Place,  
Hull, HU2 8DR

# TO LET

Industrial opportunity

Total accommodation  
237 sq m (2,551 sq ft)

Eligible for 100% discount under the  
small business rate relief scheme

Suitable for general industrial,  
storage and office uses

Available immediately on  
new lease terms

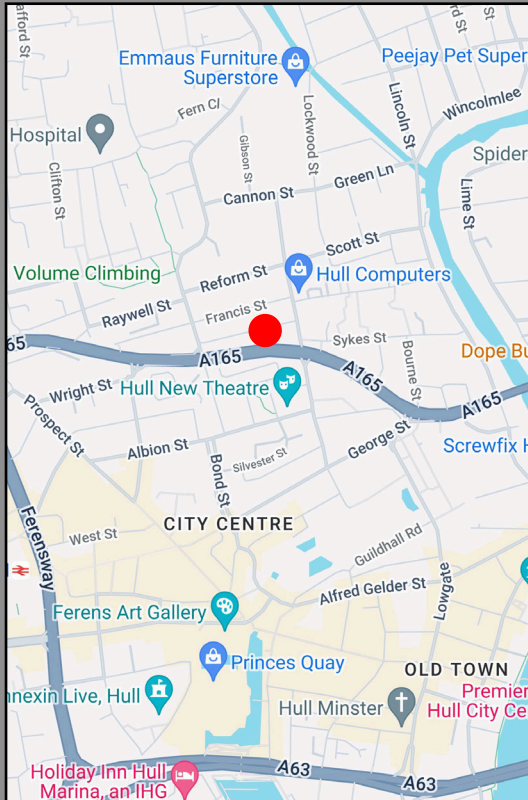
**Guide Rent £15,000 p.a.exc**  
**(£1,250 pcm)**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the north side of Caroline Place approximately 1 mile north of Hull city centre. The property is situated in an established industrial location accessed via Caroline Street off Freetown Way (A165).

The subject property comprises a single-storey mid-terrace industrial unit of brick construction beneath a pitched steel lattice truss roof. The workshop has an effective eaves height of 3m (10') and a ridge height of c.5.4m (17' 7"). Internally the property has been partitioned to provide a reception/lobby, offices, storage and staff facilities. A mezzanine floor provides an additional office. Access into the workshop is provided by a roller shutter door (4.4m wide x 3m high). Externally the property benefits from a concrete surfaced forecourt providing off-street parking for approximately 7 vehicles.

## ACCOMMODATION

<b>Ground Floor</b>	Industrial (inc kitchen, WCs)	198 sq m	(2,131 sq ft)
<b>Mezzanine</b>	Offices	39 sq m	(420 sq ft)
<b>Total</b>		<b>237 sq m</b>	<b>(2,551 sq ft)</b>

## SERVICES

We understand the property to have 3-Phase electricity, water and drainage connected.

## RATEABLE VALUE

The property is described as 'Workshop & Premises' with a rateable value of £6,100, effective 1 April 2023. Based on the current rating assessment, an eligible occupier will benefit from full discount under the small business rates relief scheme.

## LEASE TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £15,000 per annum exc (£1,250 pcm).

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction. On a sale, each party will be responsible for their own legal costs incurred in the transaction, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto: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.7133**

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