

6-7 Coelus Street,  
Hull, HU9 1AX

# FOR SALE

Freehold office property

Extending to approximately  
79.3 sq m (854 sq ft) overall

Close to the city centre  
with good access to the  
Clive Sullivan Way / A63

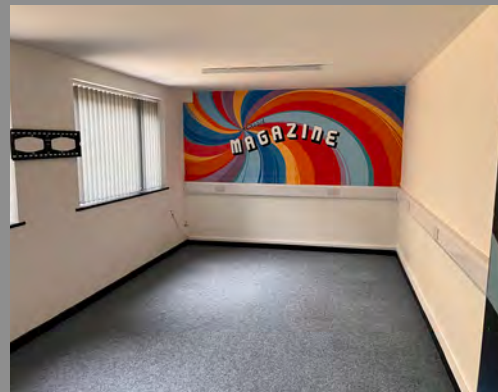
Perfect for a  
start-up business / SME

Suitable for other uses subject to  
necessary consents

**Guide Price £60,000**

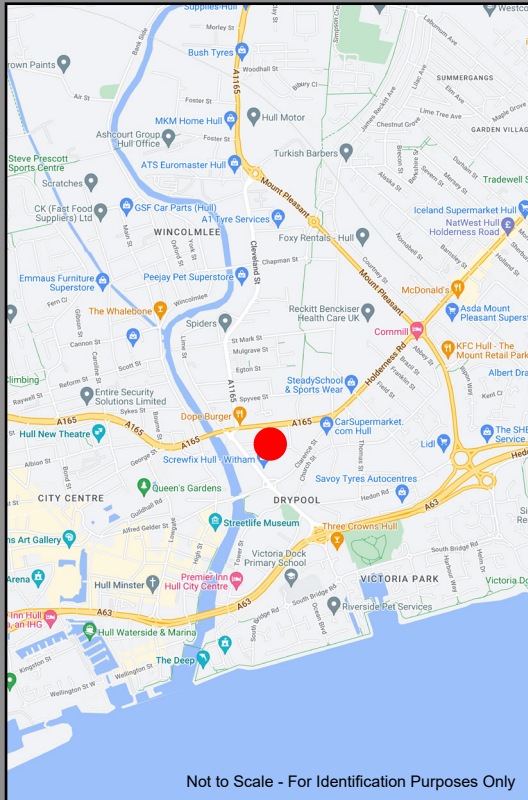


**Scotts**  
01482 325634



6-7 Coelus Street,  
Hull, HU9 1AX

FOR SALE



Not to Scale - For Identification Purposes Only

**Scotts**  
01482 325634  
www.scotts-property.co.uk

## LOCATION

The subject property is located on Coelus Street off Great Union Street within a mile east of Hull city centre. The immediate area is largely commercial with a range of industrial/retail operations namely car sales & repairs, warehousing and trade counters.

## DESCRIPTION

The subject property comprises a two-storey office building of brick construction under a felt flat roof.

Internally the property provides office accommodation over both floors with a staff kitchen and two WCs. The property benefits from a gas-fired central heating with wall-mounted radiators, carpet flooring, perimeter trunking and uPVC double glazing throughout.

On-street parking is available outside the property and on the surrounding streets.

## ACCOMMODATION

Ground	34.8 sq m	(375 sq ft)
First	41.6 sq m	(448 sq ft)
<b>Total</b>	<b>79.3 sq m</b>	<b>(854 sq ft)</b>

## TERMS

The property is offered For Sale at a guide price of £60,000.

## RATEABLE VALUE

The premises are listed on the Rating List as 'dance studio & Premises' with a Rateable Value of £3,700 effective 1 April 2023 (Source VOA website).

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

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING: D (83)**

## 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.7030**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.