

Ground Floor, George House,  
67-73 George Street, Hull, HU1 3AU

# FOR SALE

Ground floor unit

Extends to 336 sq m (3,617 sq ft)

Suitable for office, retail, leisure  
café & restaurant

Available on a 999 year long  
leasehold at a peppercorn rent

City centre location close to  
amenities

**Guide Price £225,000**

**Scotts**  
01482 325634



Ground Floor, George House,  
67-73 George Street, Hull, HU1 3AU

**FOR SALE**



Not to Scale - For Identification Purposes Only

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

## LOCATION

The property is located on George Street forming part of an established commercial and office area on the periphery of the main retail and business district within the city centre. George Street links with the A165 (Freetown Way) to the east and leads towards the main retail areas to the west including Jameson Street, King Edward Street, Paragon Street and the Albion Square Development. The location is within walking distance to the transport interchange, city centre amenities and a multi-storey car park located on George Street.

## DESCRIPTION

The property forms part of George House with the upper floors having been converted from offices into residential apartments. The ground floor consists of a predominantly open plan sales area with rear loading area. The premises benefit from Class E use which enables the building to be utilised for office, retail, professional services, leisure or café & restaurant.

## ACCOMMODATION

Ground floor unit            336 sq m    (3,617 sq ft)

## RATEABLE VALUE

The property requires reassessment for rating purposes.

## DISPOSAL/LEASE TERMS

The property is offered For Sale with full vacant possession

## PRICE

Guide price £225,000.

## 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:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimsby** 12 Town Hall Street, DN31 1HN    **CS.7271**

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.