

Halifax House, 30-34 George Street,
Hull, HU1 3AJ

FOR SALE

Office accommodation

Accommodation extends to
420.4 sq m (4,525 sq ft) overall

Situated over 3 floors
plus basement

Grade II Listed building

City Centre location

Potential for change of use
(subject to planning)

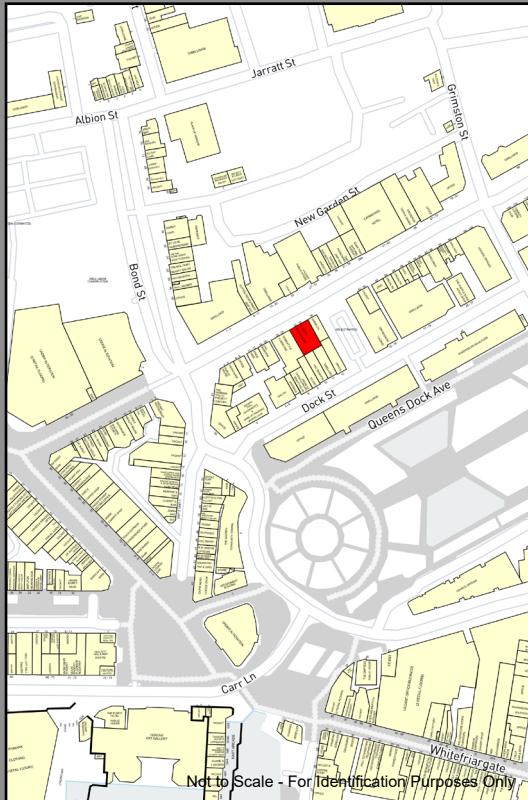
Guide Price £285,000



Scotts
01482 325634

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on the south side of 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 and Paragon Street. The property consists of a three-storey office building originally dating from the 1930s which has been subsequently extended to the rear.

Internally, the whole of the property is served by a single staircase located to the eastern elevation, providing access to all three floors and basement. The ground floor provides entrance lobby, reception area and two further offices including a boardroom together with other ancillary accommodation. Ladies and gents WCs are situated between ground and first floor level.

The first and second floors are currently sub-let although these provide more open-plan type accommodation with small offices, kitchen and WC facilities off.

The accommodation is accessed by a separate entrance door at the front of the building benefiting from an intercom entry system. The office is open-plan and benefits from part uPVC double glazed windows, gas centrally heated radiators, alarm, suspended ceiling with Cat II lighting, carpeting, separate ladies and gents WCs and kitchen.

ACCOMMODATION

Basement	109.2 sq m	(1,175 sq ft)
Ground Floor	138.5 sq m	(1,491 sq ft)
First Floor	82.5 sq m	(888 sq ft)
Second Floor	90.2 sq m	(971 sq ft)
Total	420.4 sq m	(4,525 sq ft)

RATEABLE VALUE

The property is described as 'Offices & Premises' at £11,750 RV (2026 Rating List). Under current legislation, a qualifying small business will benefit from full rates relief.

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £285,000.

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: E (119)

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell 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.7266**

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