

7 Jarratt Street,  
Hull, HU1 3HB

# FOR SALE

Freehold Grade II listed property

Accommodation extending to  
approximately 171.1 sq m  
(1,842 sq ft) overall

Situated in an attractive city centre  
location, opposite Kingston Square,  
Hull New Theatre &  
Ron Dearing UTC

Currently used as offices (Class E)  
but with scope for residential  
conversion (Class C3), (STP)

**Gude Price £220,000**

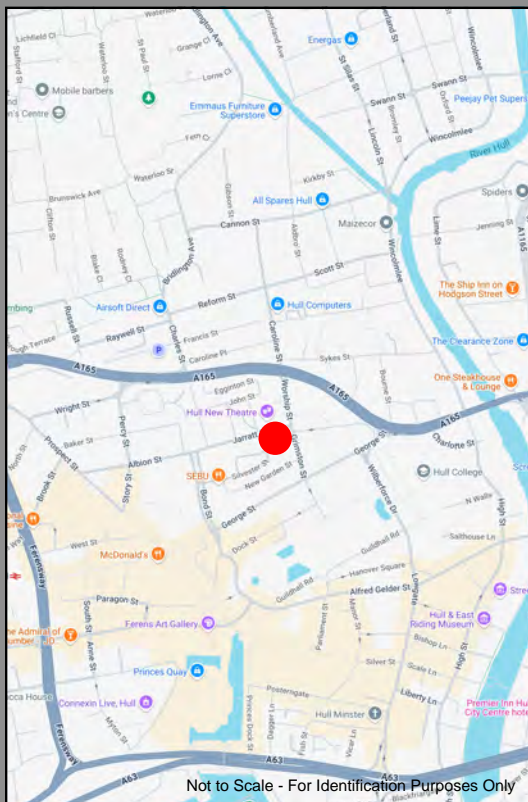
**Scotts**  
01482 325634





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www.scotts-property.co.uk

## LOCATION

The property is situated on the south side of Jarratt Street in the Georgian New Town conservation area, opposite Kingston Square and Hull New Theatre. The central shopping areas, Queens Gardens and Paragon Transport Interchange are all a short walk from its location.

## DESCRIPTION

Built c.1800s, the Grade II listed property comprises a three-storey mid terrace of brick construction beneath a pitched slate covered roof. The building has been extended to the rear via a single storey projection. Internally, the accommodation provides offices on the ground, first and second floors. The basement features a kitchen and stores with access to an enclosed rear courtyard. The property benefits from bay windows to the front and rear elevations with single glazed timber sash windows throughout.

The property has mains gas, electricity, water and drainage connected.

The Grade II listing can be found under the Historic England list entry number 1292345.

## ACCOMMODATION

Basement	48.6 sq m	(523 sq ft)
Ground	45.6 sq m	(491 sq ft)
First	39.3 sq m	(423 sq ft)
Second	37.6 sq m	(405 sq ft)
Total	171.1 sq m	(1,842 sq ft)

## DISPOSAL

The freehold with full vacant possession is offered for sale at a guide price of £220,000

VAT is not applicable

## RATEABLE VALUE

The property has four separate valuations effective April 2023. Basement – £1,300, Ground – £3,250, First – £2,650, Second – £1,975. Further information can be found on the Valuation Office Agency 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:** E (108) valid until 2 December 2033

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

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