

Former Chiquitos, Kingston Park, English Street, Hull, HU1 2TX

For Sale

Suitable for: Restaurant / Office / Retail /
Medical / Trade Counter Opportunity (S.T.C.)

Scotts
01482 325634



Subject Site

Kingston Retail Park

Ice Arena

Odeon Cinema

Google

Detached unit 580 sq m (6,239 sq ft) with
42 car parking spaces

The steel portal frame unit has scope to be
split if required, subject to terms & consents

In need of refurbishment

Part of a retail/leisure concentration with
major highway works to improve access to the
A63 & city centre to be completed early 2026

Guide Price £400,000

LOCATION / DESCRIPTION

What3Words: ///retire.same.river

Hull is the largest urban area in East Yorkshire with a population of c.260,000 situated c.60 miles east of Leeds via the M62/A63. The Humber region is at the centre of the offshore renewables industry. The property is located on Kingston Park opposite Kingston Retail Park. Nearby operators include the Hull Ice Arena, Odeon cinema, Nuffield Health, Boots, B&M, Home Bargains, Greggs and Costa.

Major highway works to improve east-west traffic flow and connections to the city centre are due to complete early 2026.

The detached property, of steel portal frame construction, will suit numerous uses subject to necessary consents. The property is in need of refurbishment.

ACCOMMODATION

580 sq m (6,239 sq ft) with 42 car parking spaces.

RATEABLE VALUE

The property is described as 'Restaurant & Premises' at £121,000 RV but reassessment will be needed if reconfigured and/or adapted for an alternative use.

DISPOSAL/LEASE TERMS

The property is available For Sale under the terms of a 150 year ground lease which expires 2139 at a peppercorn rent. A premium in the region of £400,000 is sought.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred. The parties will share any freeholder costs and the assignee will be responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

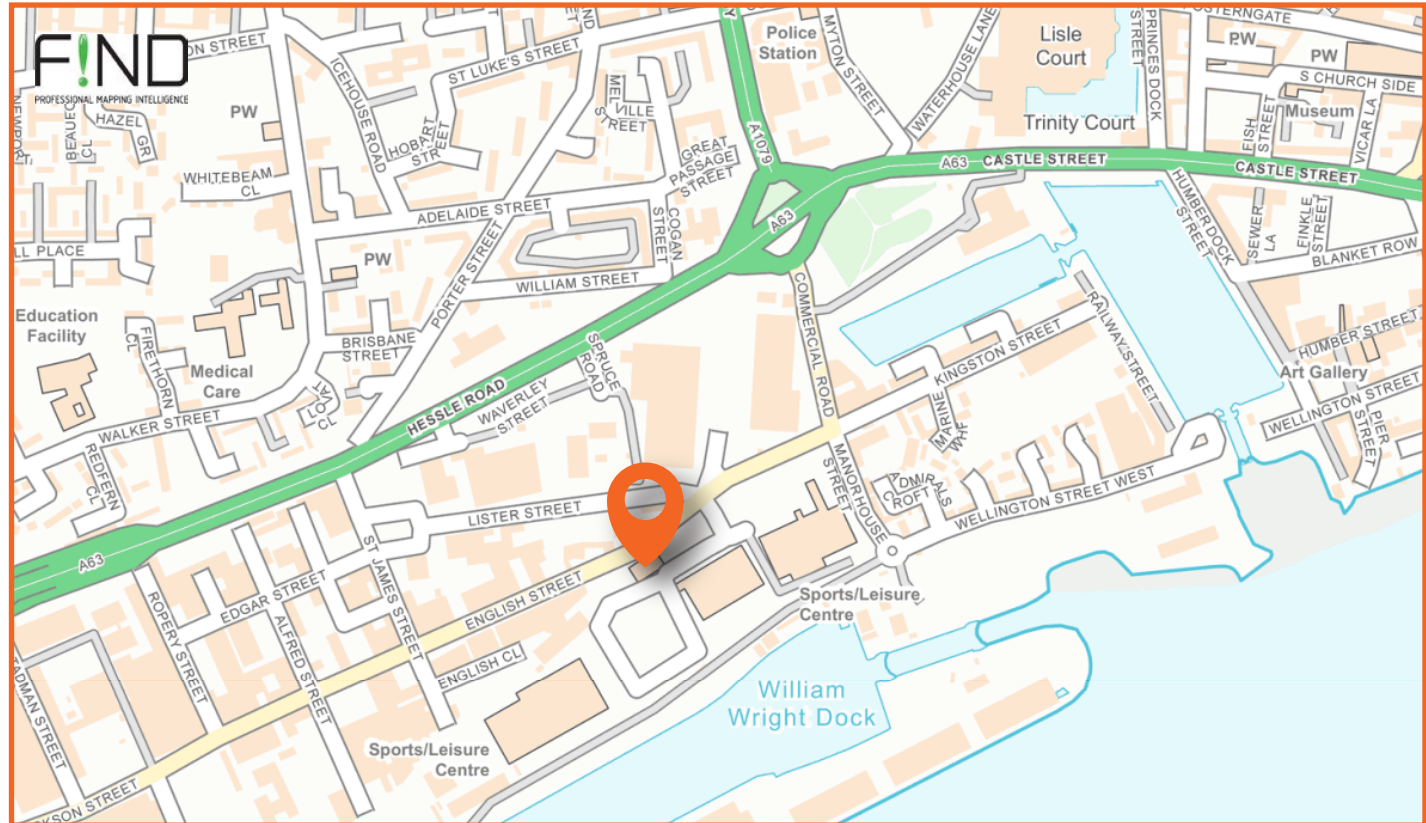
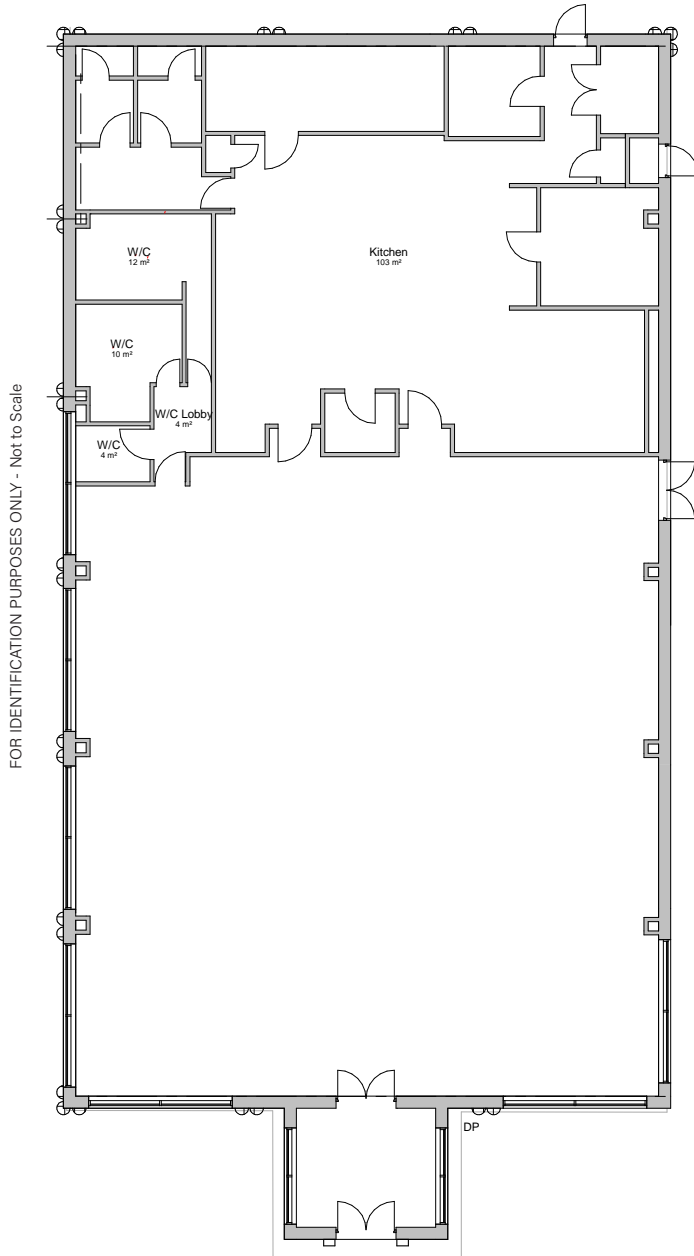
FURTHER INFORMATION AND TO VIEW

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