

Ground Floor Front, Lowgate House
Lowgate, Hull, HU1 1EL

TO LET

Ground floor office suite with
dedicated pedestrian entrance

Full height windows fronting
busy vehicular route

Ground Floor Suite
146 sq m (1,577 sq ft)

Incentives available

Close to the Courts and the Guildhall

Additional space available within
Lowgate House if required

Guide Rent £15,000 p.a.exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Lowgate House is situated in the 'Old Town' of Hull City Centre. The immediate area reflects a mixture of professional/office service users, traditional retail and hospitality. The property benefits from close proximity to Pay & Display and contract car parking.

The ground floor suite has an independent entrance with full height glazed frontages to Lowgate. The suite has recently been used as an office for a firm of Solicitors and would suit other professional concerns including financial services, property agency, training organisations etc.

The office is partitioned but can be reconfigured to suit an individual occupier, subject to Landlord approval.

ACCOMMODATION

Ground Floor Suite 146 sq m (1,577 sq ft).

Additional accommodation is available within Lowgate House if required.

LEASE TERMS

The suite is available on effective full repairing and insuring lease terms at a guide rent of £15,000 per annum exclusive.

The tenant is required to pay towards a service charge which contributes to the repair/maintenance of the exterior of the property, cleaning and lighting of common areas, heating of the offices and management.

RATEABLE VALUE

The premises are described as 'Offices and Premises' with a Rateable Value of £10,250 (source VOA website) effective April 2023.

Under current provisions a qualifying small business may benefit from 100% exemption under the Small Business Rates Relief Scheme.

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Danielle Smart danielle@scotts-property.co.uk 07739 590596.

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