

98 Marfleet Avenue,
Hull, HU9 5SA

TO LET

Former Social Club

Total accommodation extending to
c.562.2 sq m (6,051 sq ft)

Tarmac surfaced yard /
dedicated car parking

Eligible for discount under the
small business rate relief scheme

Located close to Hedon Road
(A1033) leading to A63 and
wider motorway network

Scope for a change of use to suit an
occupier's requirements
(subject to necessary consents)

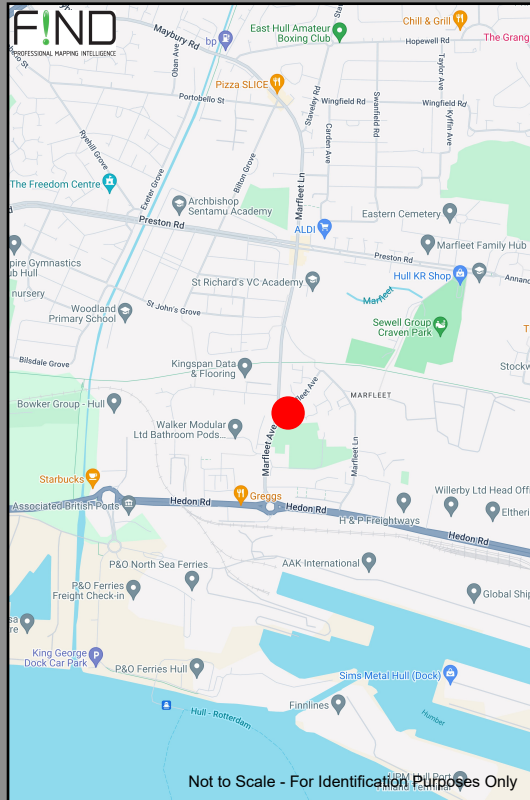
Guide Rent £25,000 p.a.exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION /DESCRIPTION

The property is located on Marfleet Avenue approximately 3 miles east of Hull city centre. The site is situated on the northern boundary of the former Fenners site and playing fields.

The former Social Club is comprised of a steel portal frame with brick elevations. The surrounding land is primarily tarmac surfaced with vehicular access provided off Marfleet Avenue. There is scope to create a second entrance/exit on to Marfleet Avenue.

We have outlined the proposed boundary in red, this could however be altered subject to a tenants requirements and the proposed lease terms.

ACCOMMODATION

Ground Floor c.562.2 sq m (6,051 sq ft)*

*Areas taken from the Valuation Office Agency (VOA) listing

RATEABLE VALUE

The property is currently described as a 'Club & Premises' with a rateable value of £12,000 (2023 rating list). Under current legislation the rating assessment qualifies for exemption under the small business rate relief scheme.

DISPOSAL TERMS

The property is offered To Let on full repairing and insuring terms at a guide rent of £25,000 pa exc.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Requires reassessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Tim Powell tim@scotts-property.co.uk 07801 515165

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