

Navy House, 22 Pearson Park,
Hull, HU5 2TD,

TO LET

Former Royal Naval
Training School

Desirable location
overlooking Pearson Park

Suitable for various uses inc.
offices, education, health etc.
(subject to necessary consents)

Off street parking

Easy access to Princes Avenue
and Beverley Road

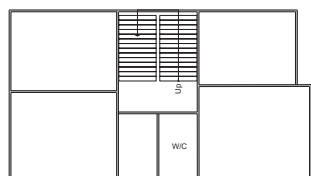
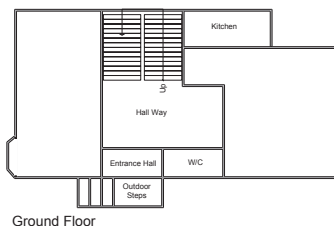
Rent on Application

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

LOCATION/DESCRIPTION

The property is of traditional brick construction built to 3 storey height under a tiled pitched roof with vehicular access to a surfaced rear yard. Located 2.25 kilometres (1.4 miles) north west of Hull City Centre, the property benefits from good connections via the nearby A1079, the main north-south arterial route through Hull, and is well serviced by public transport.

The property benefits from the parkland surroundings of Pearson Park. Neighbouring properties range from large residential dwellings, care homes, doctors surgeries and office accommodation.

Subject to planning, the property is considered suitable for various uses including offices, clinic, health centre, crèche, day nursery/centre, non-residential education and training centre, amongst other uses.

ACCOMMODATION

Ground Floor 103 sq m (1,109 sq ft)

First Floor 103 sq m (1,109 sq ft)

Second Floor 40 sq m (431 sq ft)

Total 246 sq m (2,649 sq ft)

DISPOSAL TERMS

The property is offered To Let on Typical Full Repairing and Insuring (FRI) terms by negotiation, price on application.

RATEABLE VALUE

The property requires reassessment since being removed from the Ratings list.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: E

FURTHER INFORMATION AND TO VIEW

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