

Neptune Street,  
Hull, HU3 2BP

# TO LET

Short-term Open storage land

Approximately 1 acre (0.40 Ha)\*

Prominent site to the A63  
Daltry Street Flyover /  
English Street

Part concrete surfaced

Located south of Jackson Street  
adjacent to Albert Dock

Access off Neptune Street

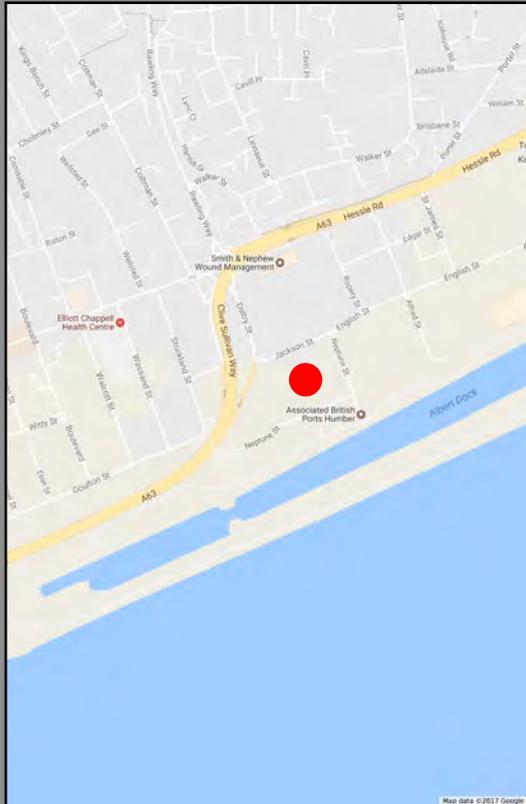
Guide Rent £30,000 p.a.

**Scotts**  
01482 325634



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What3Words: ///frock.words.city

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## LOCATION/DESCRIPTION

This c.1 acre (0.40 Ha) site is situated between Jackson Street and Neptune Street close to the Daltry Street, A63/Clive Sullivan Way flyover. The site is a regular shape and accessed via Neptune Street immediately to the south of the site.



## RENT

The land is available To Let at a guide rent of £30,000 p.a. for a term of years to be determined.

## PLANNING

The site is currently has planning to be used for a B8 (storage & distribution).

## RATEABLE VALUE

The site will require reassessing as it forms part of a much larger site and requires reassessment.

## ENERGY PERFORMANCE RATING

Not Applicable

## 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.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

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