

Retail, 36-38 South Street
Hull, HU1 3PY

TO LET

City Centre retail unit visible from
Jameson Street

Ground floor extends to
75.7 sq m (814 sq ft)

Located close to Hull
Interchange, St Stephens and
Prospect Shopping Centre

Well presented, the unit would
suit general retail or other uses
subject to consents

Guide Rent £12,000 p.a.

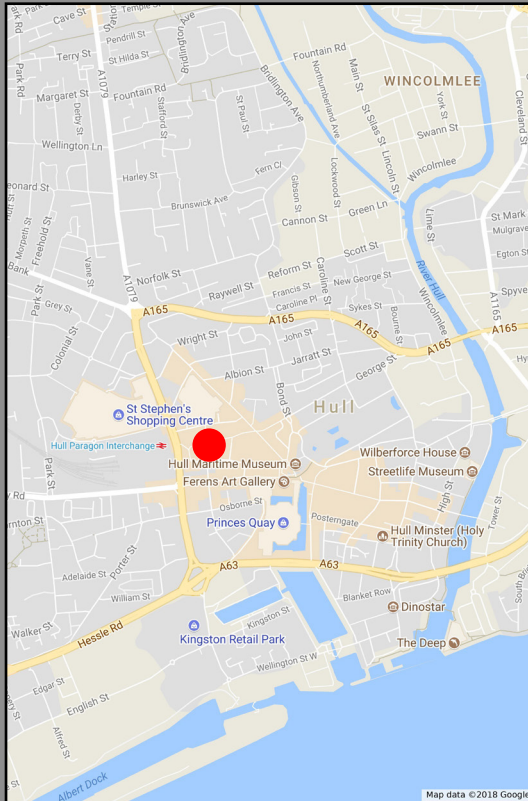


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry and Hull was the 2017 UK City of Culture.

More specifically the property is located on South Street in Hull city centre which connects Jameson Street to the north and Paragon Street to the south. Jameson Street forms part of the main pedestrianised shopping pitch of Hull and neighbouring businesses include KFC, TSB Bank, Lloyds Bank, Waterstones and Blacks Outdoors. The property is in close proximity to the St Stephens Shopping Centre, Prospect Shopping Centre and Hull Paragon Interchange.

DESCRIPTION

The ground floor retail accommodation provides open plan trading space with a staff kitchen/break room and WC. The shop front is single glazed timber and the unit benefits from a suspended ceiling with integrated lighting and central heating. Air conditioning cassettes are located at various intervals in the suspended ceiling. The shop unit is fully decorated and carpeted.

ACCOMMODATION

Area	(sq m)	(sq ft)
Retail	70.0	753
Kitchen	5.7	61
W.C	-	-
Total	75.7	814

RATEABLE VALUE

The property will require reassessment.

DISPOSAL TERMS

The property is available To Let at a guide rent of 12,000 p.a. under the terms of a new lease by negotiation.

ENERGY PERFORMANCE RATING: D

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 Will O'Brien will@scotts-property.co.uk 07801 885302

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