

71a Salisbury Street,  
Hull, HU5 3DU

# TO LET

Studio/showroom/light workshop  
accommodation

Ground floor 31.1 sq m (335 sq ft)

First floor 122 sq m (1,317 sq ft)

Situated in the highly regarded  
'Avenues' Conservation Area c.2 miles  
to the north-west of Hull city centre

The quirky premises would ideally suit  
an arts & crafts, 'cottage style'  
business or offices

Available on a new lease by  
negotiation at £800 pcm

**Guide Rent £9,600 p.a.exc.**

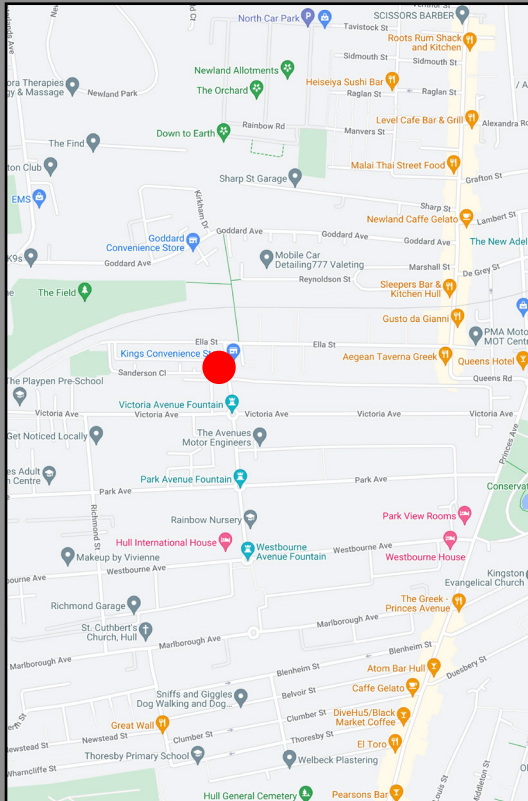


**Scotts**  
01482 325634



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## LOCATION/DESCRIPTION

The property is situated within The Avenues area of Hull, a high status Victorian housing location primarily formed along 4 main, tree lined avenues which are crossed at their mid-point by Salisbury Street. The subject property is situated on the west side of Salisbury Street towards its junction with Ella Street approximately 2 miles to the north-west of Hull city centre.

Known as 'The Old Chapel', the property comprises a traditional detached brick building to two-storey height under a pitched slate clad roof with two separate units to the ground floor front, the left side of which (as viewed from the street) forms the entrance to a ground floor reception/showroom with stairs leading to the entire first floor. The property benefits from gas heating by way of individual balanced flue heaters as well as radiators serviced from a gas fired comb-boiler. The first floor ceiling follows the roof pitch in part with exposed trusses creating 'quirky' accommodation.

The available space, previously used as a light workshop (involving fabrics and embroidery), would suit a similar alternative art/craft or cottage industry style business or potentially offices etc. Any use should be considered suitable to operate within a Conservation Area that is largely residential orientated.

## ACCOMMODATION

Ground Floor - currently providing an entrance and 2 separate areas	31.1 sq m	(335 sq ft)
First Floor - width of 8 m (26 ft) x a depth of 15.3 m (50 ft)	122.4 sq m	(1,317 sq ft)
<b>Total area</b>	<b>153.5 sq m</b>	<b>(1,652 sq ft)</b>

## RATEABLE VALUE

The property is listed as Units 1 & 4, 71a Salisbury Street described as 'Workshop & Premises' with an RV of £5,500 (2023 rating list). Under current provisions, a qualifying small business will benefit from full rate relief.

## LEASE TERMS

The property is available under the terms of a new lease by negotiation at a rent based on £800 pcm - £9,600 per annum exclusive. We understand the property is not elected for VAT and VAT is not charged.

## LEGAL COSTS

The ingoing Tenant will be responsible for the landlord's legal costs together with its own in connection with the preparation and agreement of the lease documentation.

**ENERGY PERFORMANCE RATING:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7052**

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