

Unit 2, Savile Row, Savile Street,
Hull, HU1 3EF

TO LET

Sales area 54.45 sq m (586 sq ft)

Sales width 5.37m (17.6 ft)

Total area 58.09 sq m (625 sq ft)

Modern unit - may suit alternative
uses such as cafe / bar
(subject to any necessary consents)

Situated in an established city
centre location

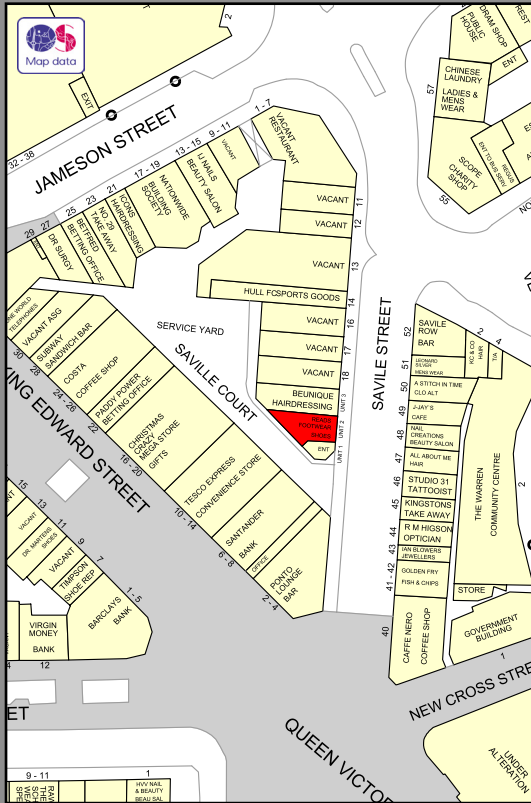
**A Competitive Rent of
£9,000 p.a.exc.**

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located on the west side of Savile Street close to King Edward Street and Queen Victoria Square within Hull city centre. Savile Street is noted for its mix of independent retailers. The central position enables easy pedestrian access for all city centre area amenities. The property is shown in red on the Goad plan.

DESCRIPTION

The mid terrace retail unit forms part of an established retail parade with a rear service yard for loading/unloading. The regular shaped main sales is well presented with bespoke flooring, suspended lighting and display fixtures. The unit benefits from staff facilities / WC. A timber shop front provides full height display windows secured via an electric security shutter.

The unit benefits from a single car parking space.

The property currently has A1 / E - General Retail, but provides scope for a variety of other uses such as a cafe / bar and professional services.

ACCOMMODATION

Sales area	54.45 sq m	(586 sq ft)
Kitchen / Store	3.64 sq m	(39 sq ft)
Total area	58.09 sq m	(625 sq ft)

RATEABLE VALUE

The premises are described as 'shop and premises' with a rateable value of £7,700 (2023 Rating List). Under current arrangements a qualifying small business will benefit from 100% Small Business Rates Relief.

LEASE TERMS

The property is held on an effective Full Repairing and Insuring commercial lease which expires 05/01/2029. The rent passing is £9,000 per annum (plus VAT).

DISPOSAL TERMS

The accommodation is offered to the market by way of an assignment of the existing lease.

ENERGY PERFORMANCE RATING: D (84)

LEGAL COSTS

The ingoing tenant will be responsible for the assignors and landlords 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 or 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496.

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