

13 Savile Street,
Hull, HU1 3EH

TO LET

Prominent City Centre Retail Unit

New full height shop front
width 13' 7" x height 8' 8"

Roadside frontage

Permitted use class E

(general retail, office, professional service, cafe)

Other uses subject to landlord
consent

Available immediately on new lease
- terms by negotiation

Guide Rent £15,000 p.a.e.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The subject property is located on the west side of Savile Street positioned between Queen Victoria Square and Jameson Street in Hull city centre. Savile Street reflects a mix of independent retailers and varying commercial uses. The central position enables easy pedestrian access for city centre amenities with on-street parking opposite.

The property is shown in red on the Goad plan.

DESCRIPTION

The ground floor mid terrace retail unit forms part of an established commercial location. The unit is white boxed, benefitting from new anodized full height shop front, suspended ceiling incorporating light panels, timber flooring and WC facilities.

Rear access available for separate loading / unloading.

ACCOMMODATION

Main Sales area 87.9 sq m (946 sq ft)

Basement 138.4 sq m (1,489 sq ft)

RATEABLE VALUE

Requires Reassessment.

DISPOSAL/LEASE TERMS

The shop unit is offered To Let on typical commercial terms at a guide rent of £15,000 per annum exc.

No 14 Savile Street is also available separately.

LEGAL COSTS

The ingoing party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable together with reimbursement of the landlords legal costs in connection with the preparation, negotiation and agreement of the lease document.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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