

14 Savile Street,  
Hull, HU1 3EH

---

## TO LET / FOR SALE

---

Prominent City Centre Retail Unit

Regular shaped sales area

New full height shop front  
width 12' 4" x height 7' 8"

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.**

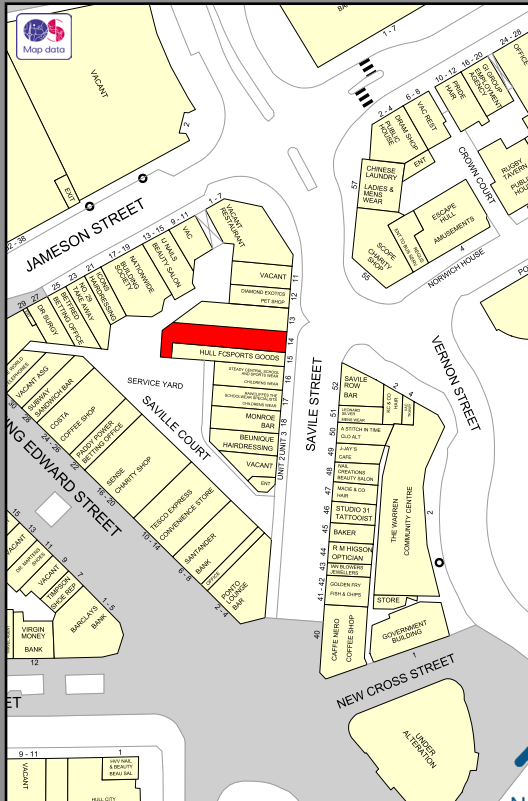


**Scotts**  
01482 325634



14 Savile Street,  
Hull, HU1 3EH

TO LET / FOR SALE



Not to Scale - For Identification Purposes Only

**Scotts**  
01482 325634  
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

Sales Area 127.4 sq m (1,371 sq ft)

Basement storage not measured

## RATEABLE VALUE

Requires Reassessment.

## DISPOSAL/LEASE TERMS

The shop unit is offered To Let on typical commercial terms to be agreed at a guide rent of £15,000 per annum exc. The unit is also available For Sale, enquire direct for further information.

No 13 Savile Street is also available To Let separately.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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.

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.0000**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.