

Ground floor only, Suffolk House,
21 Silver Street, Hull, HU1 1JG

FOR SALE or TO LET

Extends to approximately
141 sq m (1,518 sq ft) overall

Recent consent for a change of use to
Class E (General retail, office,
professional services, and restaurant
uses permitted)

Situated in the heart of Hull's
historic 'Old Town'

Nearby occupiers include OneStop,
Boyes and Superdrug

Situated opposite the entrance to the
Hepworth's Arcade and Trinity Market

Guide Price £150,000

Guide Rent

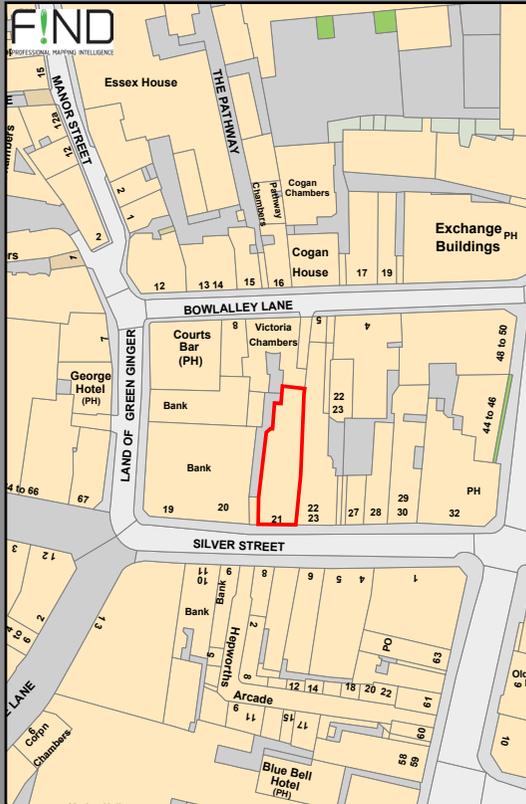
First Year £10,000 p.a.exc.

Scotts
01482 325634



Ground floor only, Suffolk House,
21 Silver Street, Hull, HU1 1JG

FOR SALE or TO LET



Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located in the heart of Hull's historic 'old town' a vibrant office, retail and leisure quarter with a number of national, regional and local operators in close proximity.

The property is situated opposite the Silver Street entrance to the regenerated Hepworth's Arcade and Trinity Market.

DESCRIPTION

The ground floor premises comprise a large open plan floor area with a small basement and raised WC's at the rear. The property benefits from characterful features including a high internal ceiling height and a recessed double door entrance.

ACCOMMODATION

Ground floor	134 sq m	(1,442 sq ft)
Basement	7 sq m	(76 sq ft)
Total	141 sq m	(1,518 sq ft)

DISPOSAL TERMS

The premises are offered For Sale by way of a long lease (999-year term commencing 12 March 2021 with a non-reviewable peppercorn ground rent) at a guide price of £150,000. The property is offered To Let subject to a 3-year term with a phased rent starting at £10,000 pax year 1, £12,500 pax year 2 and £15,000 pax year 3.

RATEABLE VALUE

The premises are currently listed within the Rating List as 'Public House & Premises' with a Rateable Value of £11,000 effective 1 April 2023 (2023 Rating List). Under current legislation, a qualifying business will benefit from the small business rates relief scheme. The property may require re-assessment due to a change of use.

LEGAL COSTS

On a sale, each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable. On a new letting, the incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Requires Re-assessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason 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.7066**

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.