

1 The Maltings, Silvester Street,
Hull, HU1 3HJ

TO LET

Town centre location

Accommodation extending to
c.322.9 sq m (3,476 sq ft)

Grade II Listed building

An eligible occupier may benefit from a
reduction in the rates payable through
small business rates relief

Previous tenant operated as a
Hairdressers under the use Class E/A2

Guide Rent £16,500 p.a.

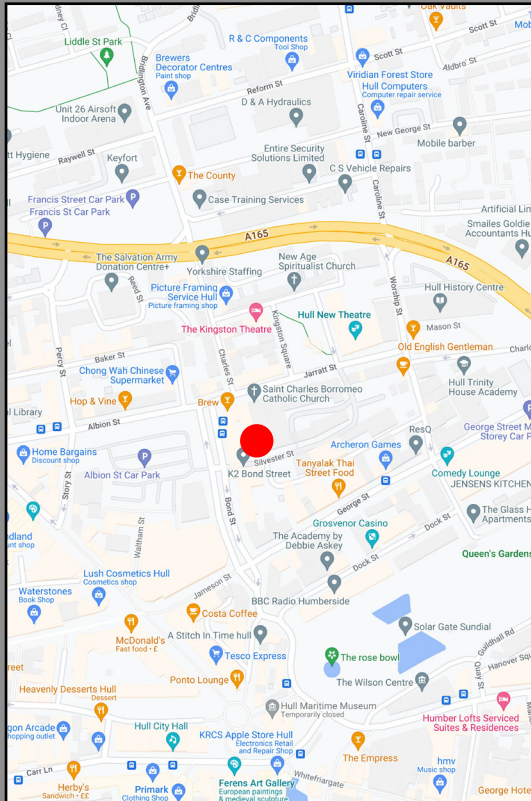


Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is an established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire with a total population of approximately 267,000 (census, 2021).

The subject property is located on the north side of Silvester Street, forming part of the Maltings, a mix-use development within Hull City Centre. Vehicular access to the property is provided via a dedicated entrance off Bond Street and Jarratt Street. The site benefits from easy access to and from wider centre amenities, the main retail core, and Hull's transport interchange.

DESCRIPTION

The property is of traditional brick construction with stone detailing to the front elevation. The ground floor comprises the reception area leading down to a lower ground/former basement area which has been partitioned to provide individual rooms, customer WCs and offices with a restricted head height of c. 2.27m (7.5 ft). A level above is open plan. Internally, this 'quirky' property is well presented benefitting from exposed brickwork, wooden beams and barrel stores associated with the historical use as part of a brewery site.

The property is Grade 2 Listed.

ACCOMMODATION

Ground Floor	Reception area	38.4 sq m	(413 sq ft)
Lower-Level	Main area	74.6 sq m	(803 sq ft)
Lower-Level	Kitchen/Plant Room/Office & Staff Room	45.9 sq m	(494 sq ft)
Lower-Level	Room 1	27.4 sq m	(295 sq ft)
Lower-Level	Room 2	22 sq m	(237 sq ft)
Raised Level	Main area	114.6 sq m	(1,234 sq ft)
	Total	322.9 sq m	(3,476 sq ft)

RATEABLE VALUE

The property is described as 'Hairdressing salon & Premises' at a Rateable Value of £14,500. Under current legislation, an eligible occupier may benefit from a reduction in the rates payable through small business rates relief.

DISPOSAL/LEASE TERMS

The property is offered Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £16,500 per annum.

LEGAL COSTS

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.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165.

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