

Unit 1, 9-13 South Street,
Hull, HU1 3QG

TO LET

Newly refurbished retail unit

Extends to c.120.0 sq m (1,295 sq ft)

Located within walking distance
of Hull Paragon Interchange,
St Stephens and Prospect
Shopping Centre

New full height shop fronts,
width 4.2m (13' 6")

Permitted Use Class E
(general retail, professional services, etc)

Available immediately on
new lease terms

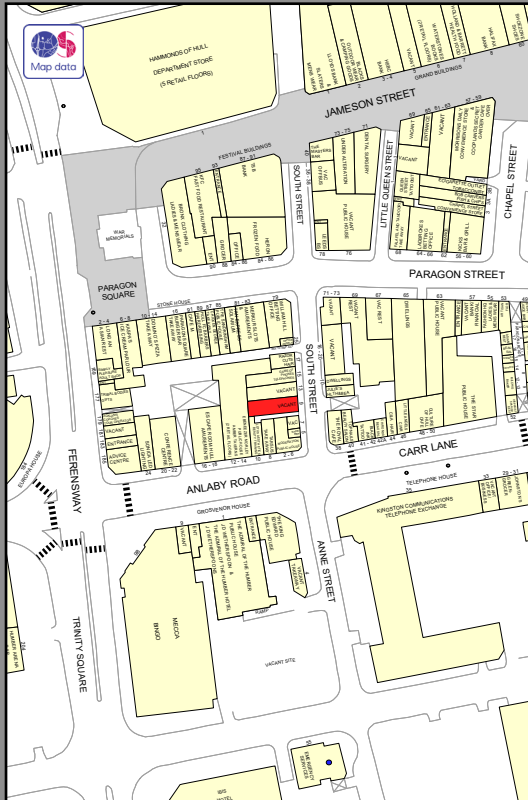
Guide Rent £15,000 p.a
(£1,250 pcm) exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located on the west side of on South Street in Hull city centre. The units are situated near Jameson Street, Paragon Street and Carr Lane. The property is within walking distance of the St Stephens Shopping Centre, Prospect Shopping Centre, Hull Paragon Interchange and the Connexin Live indoor arena.

DESCRIPTION

The mid terrace retail unit forms part of an established parade recently refurbished offering a 'white box' finish. The accommodation comprises the main sales and staff WC to the rear, ready to fit out as per a tenant's requirements.

The unit benefits from a new suspended ceiling with integrated LED lighting and a new full height shop front with independent access and secured with an external electric roller shutter.

ACCOMMODATION

Main Sales 120.0 sq m (1,295 sq ft)

RATEABLE VALUE

Requires re-assessment.

LEASE TERMS

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

Unit 2 is also available by way of separate negotiation.

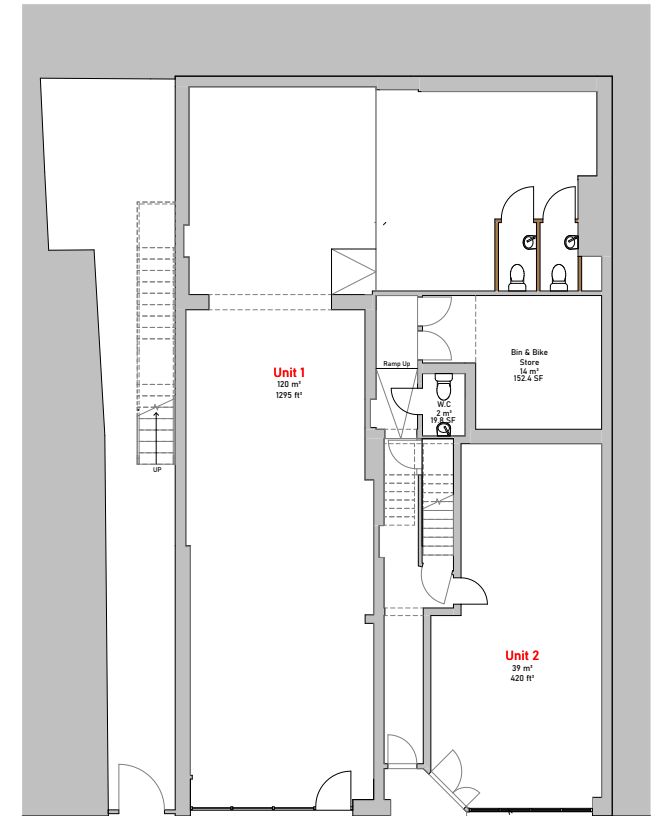
LEGAL COSTS

The ingoing party will be responsible for both parties' reasonable legal fees incurred in the transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: E

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



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