

The Stables, The Maltings,
Silvester Street, Hull, HU1 3HA

TO LET (MAY SELL)

Detached office accommodation
extending to c.913 sq ft (84.9 sq m)

Highly accessible city centre
location

Attractive period property

Car parking included

100% exemption under the small
Business Rates relief Scheme

Available immediately on
new lease terms

Guide Rent £13,000 p.a.

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 property is conveniently located on Silvester Street, in the secure courtyard of The Maltings, a Grade II listed former brewery. The site comprises a mix of office and residential users benefitting from immediate access into the city centre

DESCRIPTION

The Stables is a detached single storey property that attractively incorporates period features with accommodation on the ground and mezzanine floors. The accommodation provides an open plan office/design studio with an exposed ceiling, laminate flooring and a gas fired central heating system. There is a separate staff kitchen and WC's

There are 2 car parking spaces included.

The property is Grade II listed and sits within the New Georgian Conservation Area.

ACCOMMODATION

Ground Floor	612 sq ft	(56.9 sq m)
Mezzanine Floor	301 sq ft	(28.0 sq m)
Total	913 sq ft	(84.9 sq m)

DISPOSAL TERMS

The property is available To Let on effective full repairing and insuring terms at a guide rent of £13,000 p.a. The property is subject to a service charge.

The freehold may also be available For Sale, price on application.

RATEABLE VALUE

The property is described as 'Office & Premises' (2023 Rating List) with a Rateable Value of £7,900. Under current legislation, an eligible occupier may benefit from Small Business Rates Relief subject to occupier status.

ENERGY PERFORMANCE RATING: Awaiting Reassessment

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable. In the event of a sale, each party will be responsible for their own costs

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

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