

Units 1 & 2 Myton Street,
Hull, HU1 2PS

TO LET

City Centre Retail Units with parking

Unit 1 & 2 provide 276 sq m
(2,970 sq ft) each

Consideration will be given to a letting
of both units together totalling
551 sq m (5,930 sq ft)

Close to the 3,500 person capacity
Bonus Arena Music & Events
Complex

Direct vehicular access from the A63
providing excellent cross city links

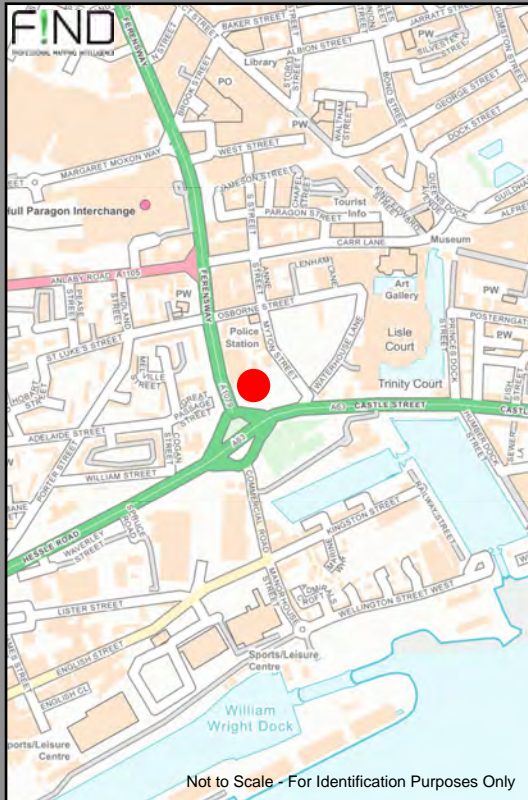
Price on Application

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The retail units are located on a prominent corner of Myton Retail Park benefiting from main road exposure north of the A63 and east of Ferensway. The surrounding area has benefited from improvements to the public realm with the newly completed Hull Venue immediately adjacent to the Myton Street Site.

DESCRIPTION

Semi detached units constructed of steel portal frame with brick elevations and feature turret to one corner, interspersed by glazing panels to two elevations.

Each unit is accessed via fully glazed entrance way. Internally each unit benefits from suspended ceilings, integrated lighting, in addition the former Maplins benefits from a mezzanine floor extending to approximately half of the ground floor providing storage and staff facilities.

ACCOMMODATION

Unit 1 (Former American Golf) Ground Floor Sales 276 sq m (2,970 sq ft)

Unit 2 (Former Maplins) Ground Floor Sales 275 sq m (2,960 sq ft) plus mezzanine

The units may also be available as a whole providing 551 sq m (5,930 sq ft)

RATEABLE VALUE

Unit 1 the property is described as 'Shop & Premises' with a rateable value of £38,000 effective April 2017.

Unit 2 the property is described as 'Shop & Premises' with a rateable value of £38,250 effective April 2017.

DISPOSAL TERMS

The accommodation is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation, rent on application.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

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

Offices: Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.0000**

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