

Units 3a & 3b Myton Street,
Hull, HU1 2PS

TO LET

City Centre Retail Units, previously occupied by Staples, with parking

Unit 3a provides 1,866 sq m (20,085 sq ft)

Unit 3b provides 519 sq m (5,586 sq ft)

The units may also be available as a whole at 2,385 sq m (25,671 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

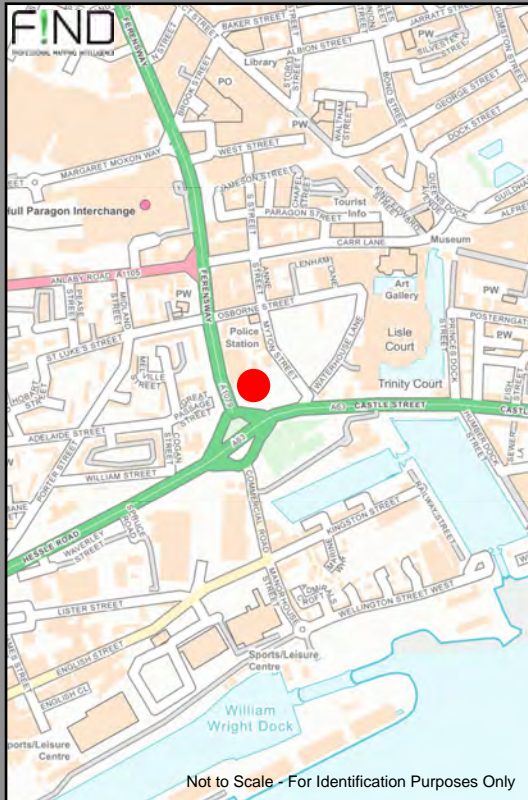
Price on Application

Scotts
01482 325634



Units 3a & 3b Myton Street,
Hull, HU1 2PS

TO LET



Scotts
01482 325634
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

Steel portal frame construction with brick and blockwork infill and part, formerly occupied By Staples and Computer Shop Ltd. Benefiting from a eaves height of 6m (19'6") and a ridge height of 9 m (29'5") with suspended lighting at 4 m (13') from the trading floor, access roller shutter to a service yard, offices and staff facilities and part glazed elevation to main car park.

3A is separately serviced and benefitting from the same eaves and ridge heights with pedestrian access off Ferensway.

ACCOMMODATION

Unit 3a Ground Floor Sales 1,866 sq m (20,085 sq ft)

Unit 3b Ground Floor Sales 519 sq m (5,586 sq ft)

RATEABLE VALUE

Unit 3a the property is described as 'Retail Warehouse & Premises' with a rateable value of £188,000 effective April 2017.

Unit 3b the property is described as 'Retail Warehouse & Premises' with a rateable value of £47,500 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 ingoing 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**

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.