



To Let

3 Prince Street, Hull HU1 2LJ

- Ground floor office/studio space.
- Available on brand new lease terms.
- Ancillary storage in situ.
- Within walking distance of city centre amenities.

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Location & Situation

The property is situated along Prince Street within Hull City Centre. The immediate area comprises of various local independent retailers, pubs and leisure facilities as well as offices and public car parking nearby.

Description

The property comprises a ground floor office unit that is presented to a high standard and in keeping with the building's historic character.

The overall space is very versatile and could suit a variety of users including those seeking a studio that is tucked away from the rest of the hustle and bustle that the city has to offer. Additionally the ground floor unit offers ancillary storage accommodation to the side which provides further space for the ingoing occupier to utilise.

The landlord in recent years has significantly transformed the upper floors to provide two high quality serviced holiday lets.

Accommodation

The ground floor accommodation comprises of the following areas:

Office/studio - 274 sq.ft (25.56 sq.m)

Ancillary storage - 157 sq.ft (14.56 sim)

EPC

We understand the current EPC rating for the property is D.

Planning

We understand the unit benefits from use class E.

Services

We understand electricity, water and drainage are connected and are excluded from the rent.

Business Rates

The ingoing tenant will be responsible for payment of business rates and we understand the rateable value from 1st April 2023 is £1,600.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The ground floor unit is offered on brand new lease terms at £6,500 per annum exclusive.

Viewings strictly through appointment via us as sole letting agent.

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