



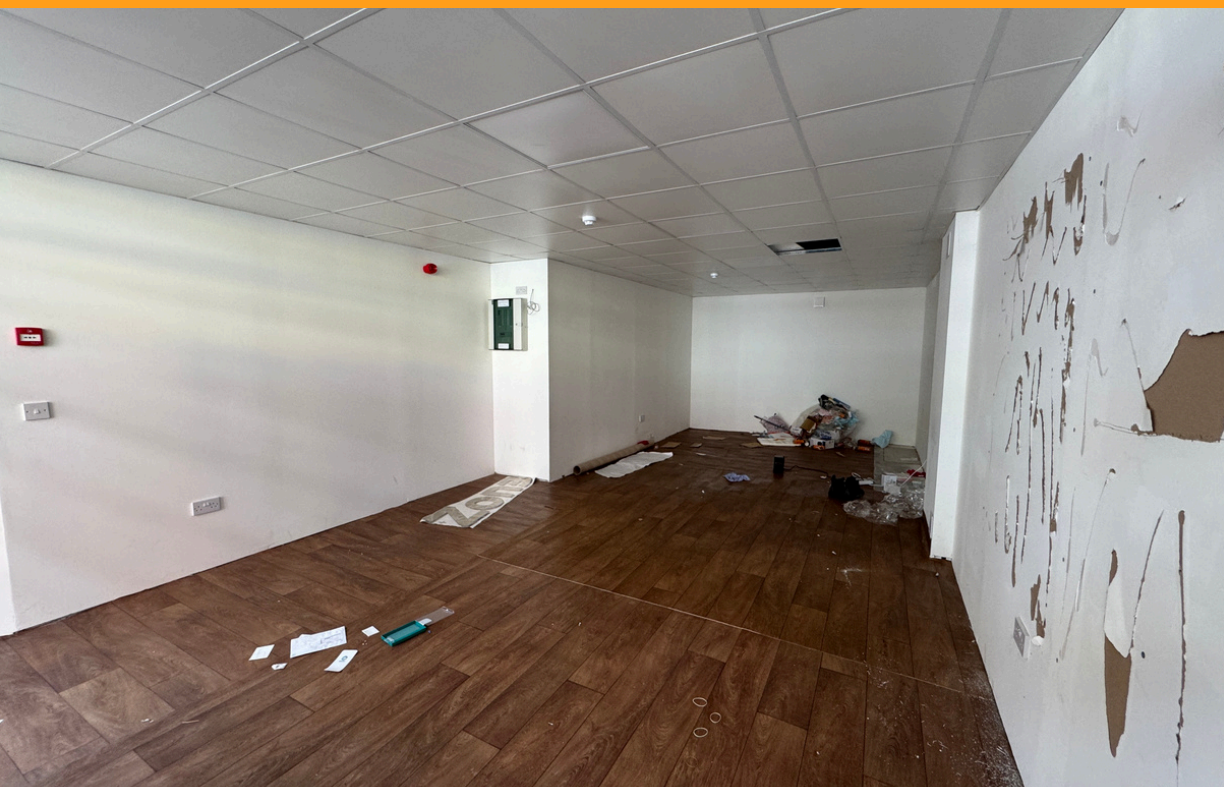
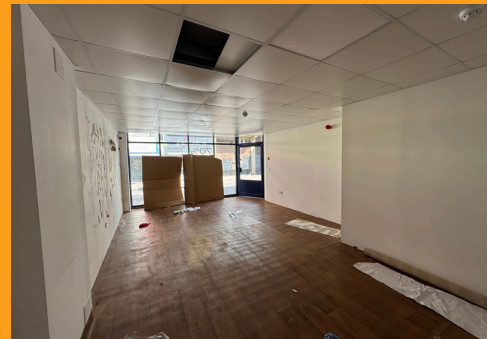
To Let

9 South Street, Hull HU1 3QG

- Available on brand new lease terms.
- Suitable for a variety of uses.
- Ground floor retail unit.
- Situated within Hull city centre.

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Location & Situation

The property is situated along South Street within Hull city centre in close proximity to Ferensway and Hull train station. St Stephens Shopping Centre, Princes Quay and the Prospect Centre are all situated close by within walking distance of the property.

The surrounding area comprises a mixture of local retailers, leisure uses and upper residential as well as hotels and offices situated nearby.

Description

The property comprises of a ground floor retail unit complete with an electric roller shutter

The property has use of W/c facilities which are located via the communal hallway adjacent to the property.

Planning

We understand the ground benefits from use class E.

Services

We understand electricity, water, and drainage are connected to the property.

EPC

We understand the EPC for the property is "E".

Accommodation

The ground floor accommodation is approximately 413 sq. ft (38.38 sq. m)

Business Rates

We have been advised the rateable value for the property is £5,100.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We are advised VAT is not payable at the prevailing rate.

Terms

The ground floor is available on brand new lease terms at an asking rent of £8,950 per annum exclusive.

Viewings are strictly through appointment via us as sole agent.

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