

6 Prince Street,
Hull, HU1 2LJ

FOR SALE

Freehold offices with secure
car parking

Total accommodation
80 sq m (861 sq ft)

Scope for residential conversion
(subject to planning consent)

Iconic city centre Georgian Street
near Hull Minster, the Fruit Market
and Marina

Eligible for full discount under the
small business rate relief scheme

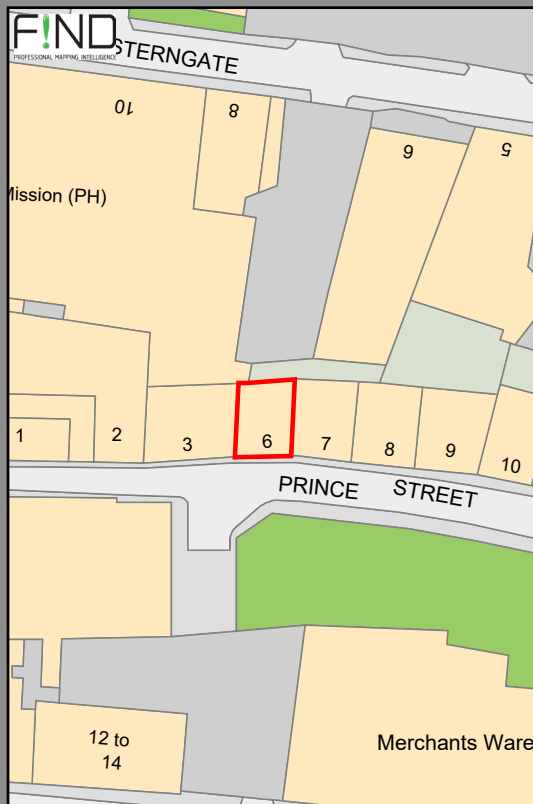
Guide Price £180,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The property is located in Hull city centre on Prince Street, reputed to be Hulls most photographed street, forming part of the historic 'Old Town'. The property benefits from its situation close to Hull Minster, Trinity Market, Princes Quay Shopping Centre, the Fruit Market & Marina. Prince Street is largely developed with Georgian housing with a mix of retail, office and F&B amenities. Hull's Transport Interchange is located within walking distance as well as immediate vehicular access onto the A63 / Castle Street.

DESCRIPTION

Built c. late 18th century, the three storey mid-terrace property is Grade II Listed of brick construction with a rendered finish beneath a pitched clay tile covered roof. Internally the accommodation comprises a ground floor office, kitchen and WC. The first floor provides one large open plan office, on the second floor is an office, server room / stores and WC. Externally there is a secure rear courtyard with car parking accessed off Posterngate.

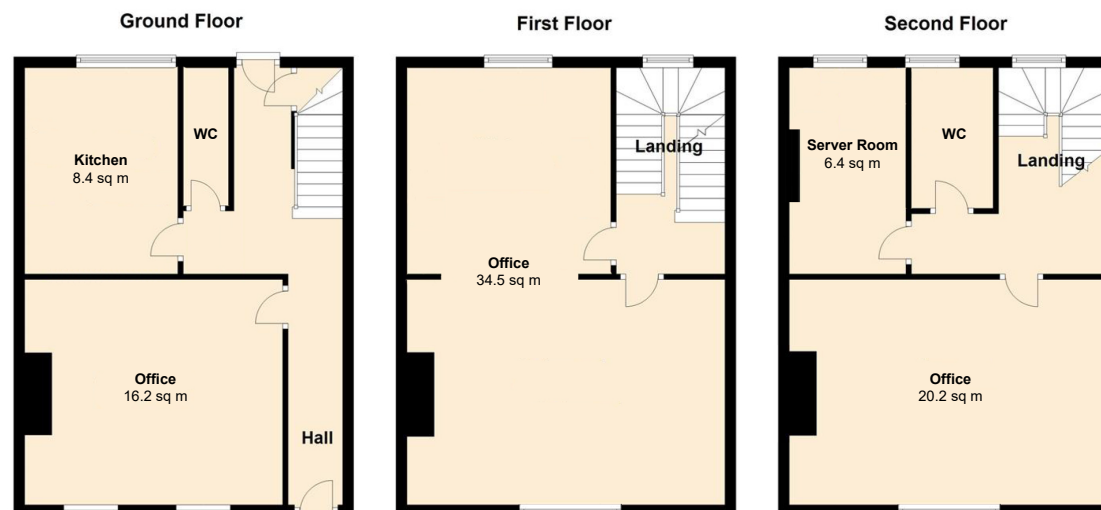
The accommodation is very well presented and provides a turnkey opportunity for a business / office user. The property is considered suitable for residential conversion to a single dwelling or say, holiday let, subject to obtaining planning approval. The property is situated in the 'Old Town' conservation area.

VAT is not applicable.

ACCOMMODATION

Ground	Office, Kitchen	24.6 sq m	265 sq ft
First	Office	34.5 sq m	371 sq ft
Second	Office, Server Room	20.9 sq m	225 sq ft
Total		80 sq m	861 sq ft

Measurements have been reported on a net internal area basis (NIA). The floor plan is for guidance only.

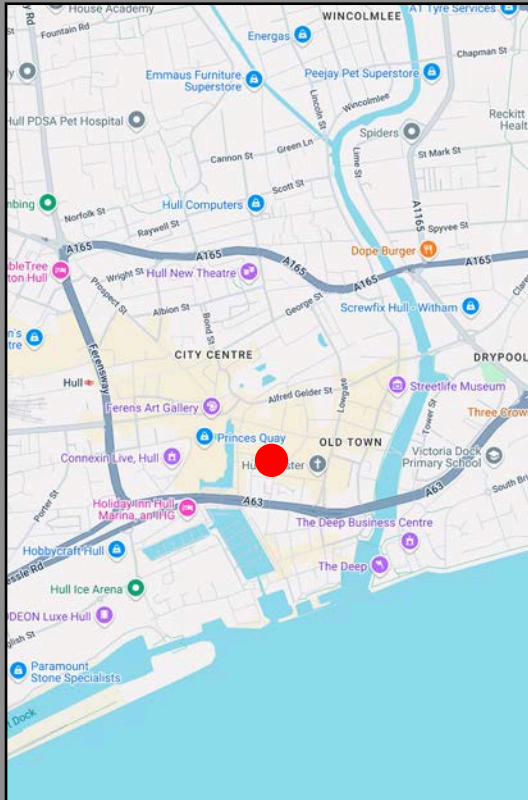


Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7156**

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SERVICES

The property has mains electricity, water and drainage connected. There is an existing high speed fibre broadband connection.

DISPOSAL

The freehold with vacant possession is offered to the market at a guide price of £180,000.

RATEABLE VALUE

The property is described as 'office & Premises' with a Rateable Value of £5,400 (Source VOA website). An eligible occupier will benefit from small business rates relief under current provisions. Further enquiries should be made to the local billing authority.

LEGAL COSTS

Each party will be responsible for their own legal costs. The buyer will pay any Stamp Duty Land Tax payable.

ENERGY PERFORMANCE RATING: Requires reassessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien 07801 885302 will@scotts-property.co.uk Tim Powell 07801 515165 tim@scotts-property.co.uk



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