

REDUCED PRICE

**Ground / Part First Floor
Long Leasehold -
Owner Occupier
Investment Opportunity**



Tivoli House, Paragon Street, Hull , HU1 3PE

#10763/2023H

Tivoli House

Paragon Street, Hull, HU1 3PE



Agreement

For Sale/To Let



Detail

City Centre Mixed Use



Price

Long Leasehold Sale -
£375,000
Units To Let -
£16,000 -£ 22,500
per annum exclusive



Size

822 sq m (8,844 sq ft)



Location

Hull, HU1 3PE



Property ID

#10763/2024A

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises of 4 City Centre units suitable for a mixture of retail, leisure, and food and beverage uses at the ground and part first floor level.

Please refer to the location plan on page 7 which identifies the location of the properties as follows:

69 Paragon Street provides ground floor cafe premises, plant room, two cold stores, kitchen/preparation room and first floor offices.

71-72 Paragon Street a corner unit which provides a ground floor retail premises previously trading as Cooplands. The property benefits from a kitchen/preparation room, WC and store. The unit fronts Paragon Street with a large return frontage to South Street.

16 South Street provides a ground floor retail premises benefiting from an attractive frontage to South Street.

10 South Street provides a ground floor lock up unit currently let and trading as Julies.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
69 Paragon Street		
Ground Floor	31710	3,413
First Floor	4145	446
Basement	20010	2,154
71-72 Paragon Street	95.04	1,023
16 South Street	145.39	1,565
10 South Street	22.94	247
Total	822.02	8,844

Rates

Charging Authority: East Riding of Yorkshire Council

Area	Description	Rateable Value
69 Paragon Street	Shop and Premises	£30,750
71-72 Paragon Street	Shop and Premises	To be confirmed
10 South Street	Shop and Premises	£4,350
16 South Street	Shop and Premises	£20,250

UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Energy Performance Certificate

69 Paragon Street : D83

71-72 Paragon Street: D83

10 South Street: Currently being reassessed

16 South Street: E121

Tenure

Price is £375,000 for the long leasehold interest in the property which is held by way of a 999 year lease at a peppercorn rent from 11th November 2019. A copy of the lease is available on request.

Units are available To Let

69 Paragon Street - £22,500 per annum exclusive

71-72 Paragon Street - £18,000 per annum exclusive

16 South Street - £16,000 per annum exclusive

Our client will also consider a letting of the whole or part.

VAT

VAT may be charged in addition to the price /rent at the prevailing rate.

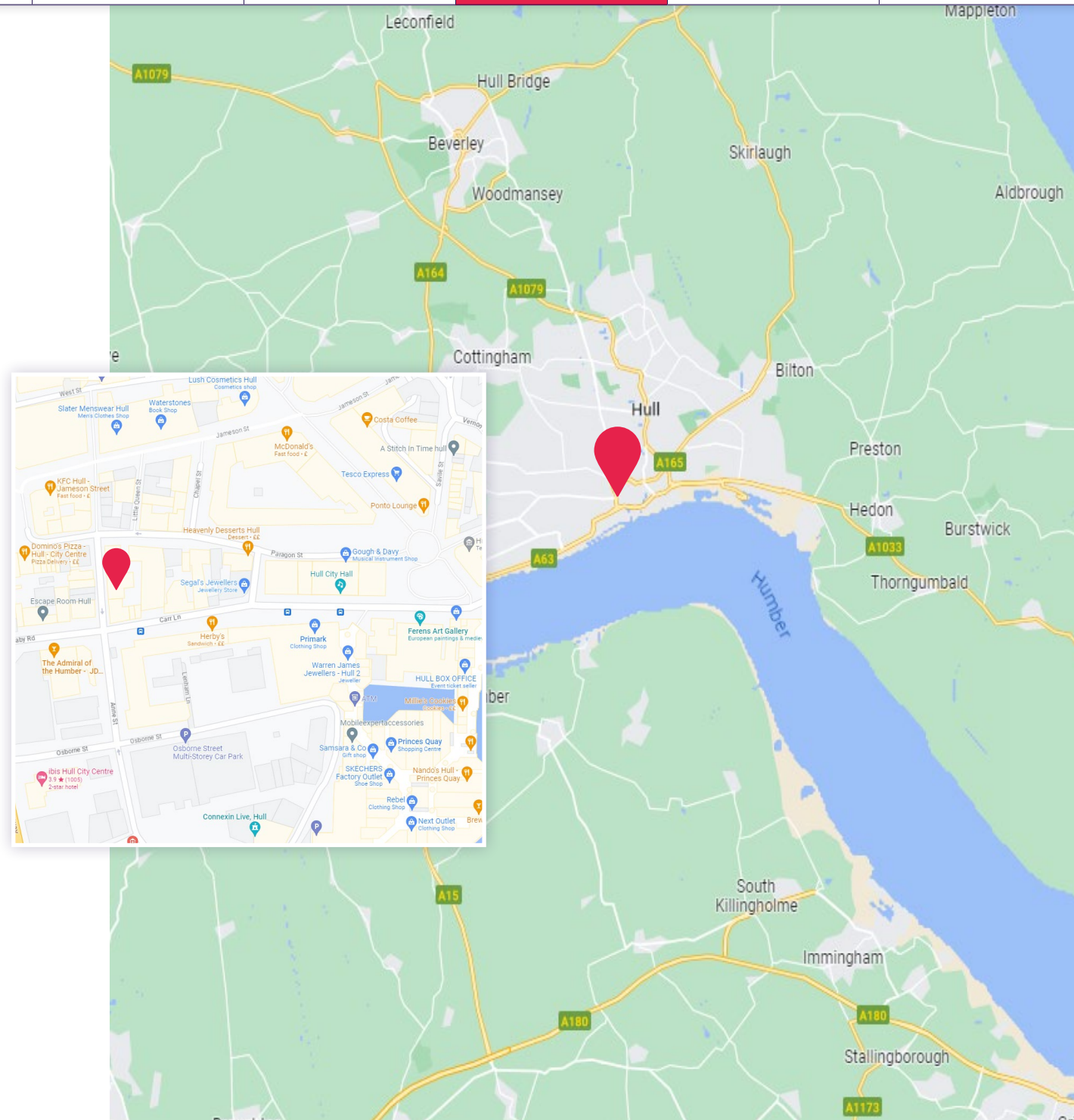
Legal Costs

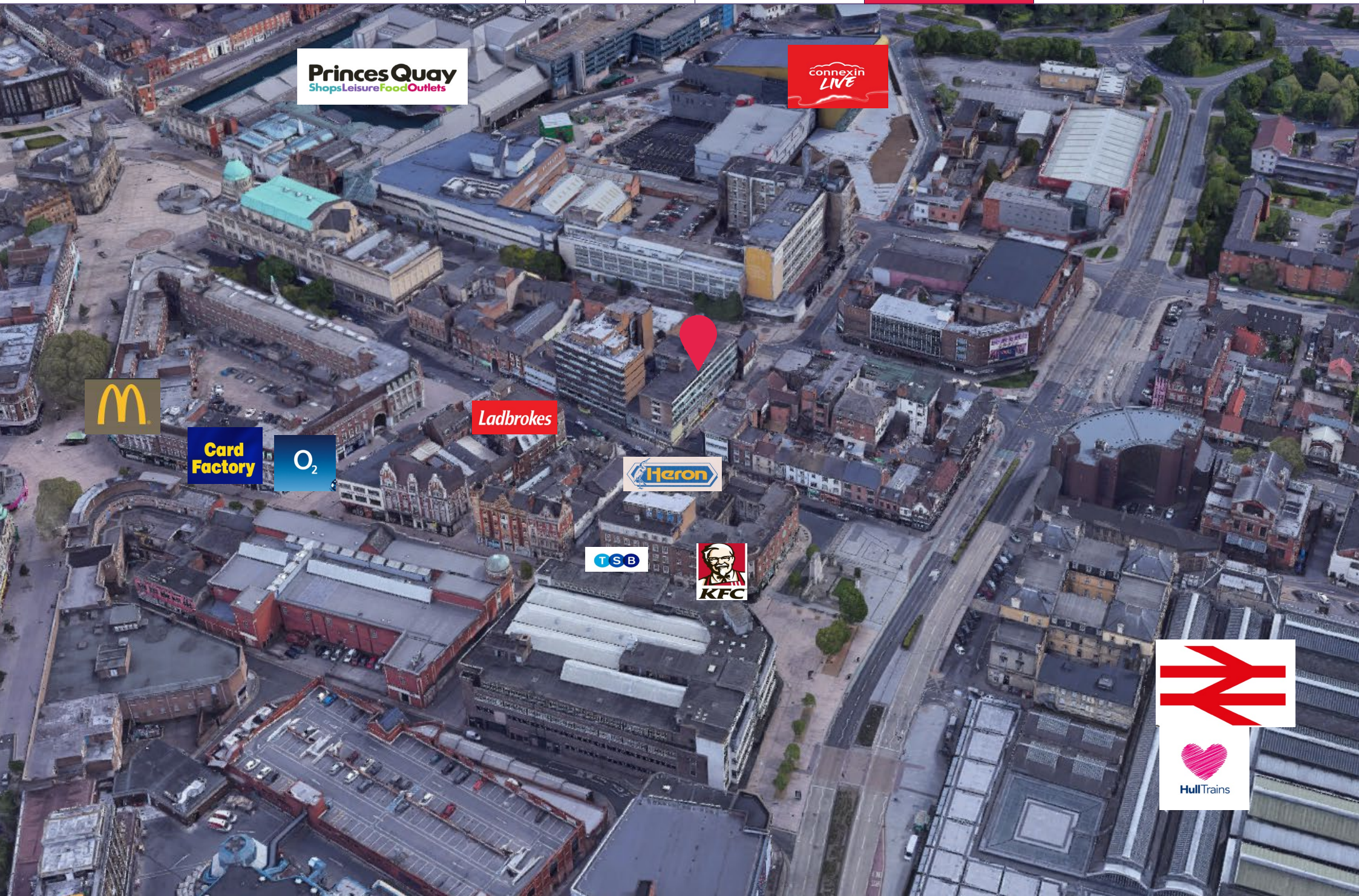
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The property is located in Kingston Upon Hull (Hull), a city in the East Riding of Yorkshire. Hull has a population of 267,100 according to Census 2021.

The property occupies a prominent position on Paragon Street, a busy mixed use City Centre location linking to Queen Victoria Square and running parallel to Jameson Street. The street is conveniently positioned for all central area amenities and the transport interchange. Within close proximity is the train station, bus terminus, St Stephens and Princess Quay Shopping Centres, as well as various multi-storey public car parks.





Princes Quay
Shops Leisure Food Outlets

connexin
LIVE



**Card
Factory**

O₂

Ladbrokes

Heron

TSB



HullTrains



10763 JN 6005

Tivoli House, Paragon Street, Hull, HU1 3PE



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Plotted Scale - 1:1,250