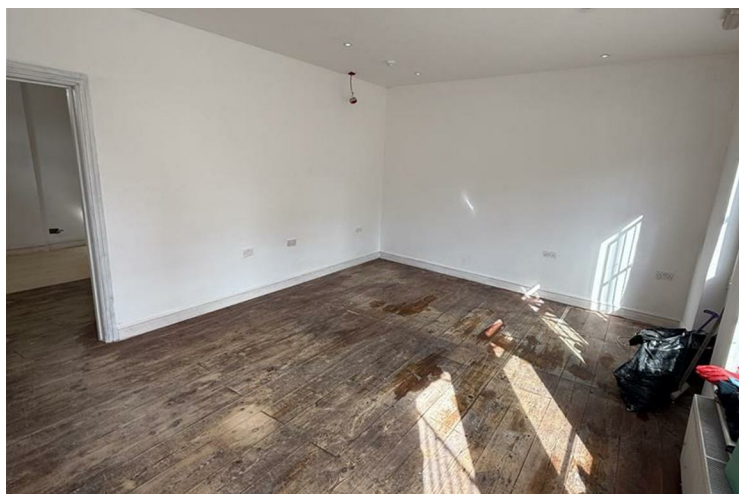
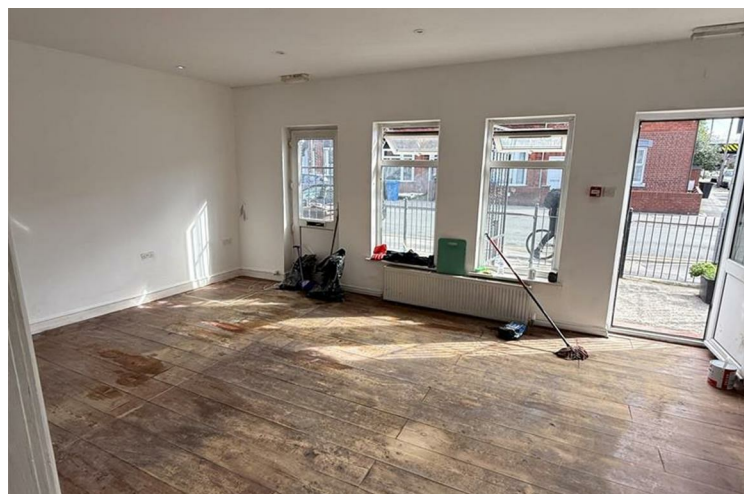




**96 De Grey Street**

**£500 PCM**



## Versatile Commercial Premises in Prominent Corner Position

Situated in a prominent corner position at the junction of De Grey Street and Princes Road, this well-presented commercial property offers flexible accommodation suitable for a variety of business uses.

Formerly used as a hairdressing salon and beauty rooms, the premises comprise a spacious main retail area, a separate secondary room, together with a kitchen and WC facilities.

The layout would lend itself well to continued use as a hairdresser or beauty salon, but would also be suitable for a retail shop, office, studio, consultancy or similar commercial use, subject to any necessary consents.

The property benefits from a highly visible position within an established residential and commercial area, with good passing traffic and convenient access to Hull city centre.

Accommodation includes:

- Main retail/sales area
- Separate secondary room
- Kitchen
- WC
- Prominent corner position
- Suitable for a range of commercial uses



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         |                                                                                                               |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   |         |                                                                                                               |
| (39-54) E                                   |         |                                                                                                               |
| (21-38) F                                   |         |                                                                                                               |
| (1-20) G                                    |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Tulip Hull**  
105-107 Cottingham Road  
Hull  
HU5 2DH

01482 346366  
[contact@tulipg.co.uk](mailto:contact@tulipg.co.uk)

