

81 Charles Street,  
Hull, HU2 8DE

# FOR SALE

Mid-terrace freehold opportunity

Total accommodation 263.3 sq m  
(2,834 sq ft) over 4 levels

Open 'hall'/meeting room to  
rear ground floor

Would suit offices/community  
and similar uses

Residential conversion potential

Guide Price £175,000

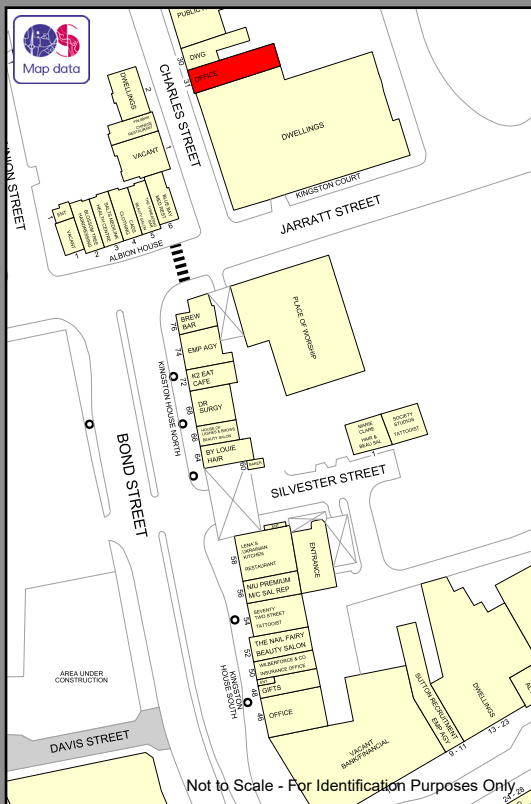


**Scotts**  
01482 325634



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## LOCATION/DESCRIPTION

The property is located on the east side of Charles Street in the Georgian New Town Conservation Area close to Kingston Square and Hull New Theatre. The property is located within a short walk from the central shopping areas, Queens Gardens and the Paragon Interchange.

The property comprises a traditional brick built 3-storey plus attic property, primarily under pitched tile clad roofs with a shop front and a separate front entrance to the rear ground floor hall, kitchen & WCs with offices / stores on the upper floors and further WCs. The property would be suitable for continued office/community/meeting room purposes or residential conversion subject to obtaining any necessary consents.

## ACCOMMODATION

<b>Ground Floor</b>	Lock Up Retail	20.3 sq m	(218 sq ft)
	Rear Hall	70.9 sq m	(764 sq ft)
	Kitchen/WCs	25.2 sq m	(271 sq ft)
<b>First Floor</b>	Office/Storage	59.9 sq m	(645 sq ft)
<b>Second Floor</b>	Office/Storage	54.2 sq m	(583 sq ft)
<b>Attic</b>		32.7 sq m	(353 sq ft)
<b>Total</b>		<b>263.3 sq m</b>	<b>(2,834 sq ft)</b>

## RATEABLE VALUE

The retail element is described as 'Shop & Premises' with a rateable value of £1,825 (2023 Rating List). Qualifying occupiers will be eligible for small business rate relief. There is no assessment identified against the remainder.

## DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £175,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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