

Ground Floor, 19 Story Street,  
Hull, HU1 3SA

# TO LET

Ground floor retail unit available  
immediately on new lease terms

Total accommodation  
30.0 sq m (323 sq ft)

City centre location with a range of  
national and local occupiers nearby

100% exemption under the small  
business rate relief scheme to a  
qualifying occupier

Permitted Use Class E  
(cafe, general retail, office & professional services)

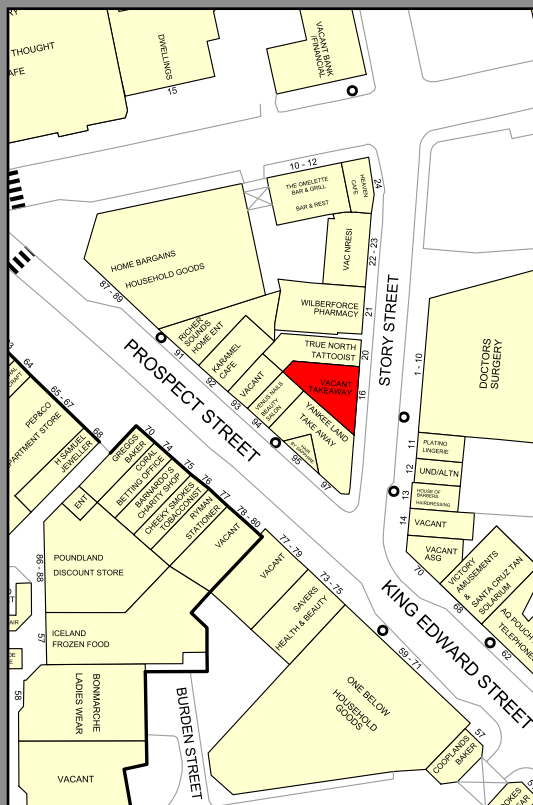
**Guide Rent £6,500 p.a.exc**  
**(£125 pw)**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is located on Story Street close to its junction with Prospect / King Edward Street within Hull city centre. The property is situated near to the retail centre, Prospect Shopping Centre, and the Albion Square development. The Wilberforce Health Centre is located opposite. There is a range of national and local operators located nearby including Home Bargains, OneBeyond, Savers and Richer Sounds.

The accommodation comprises a main sales, kitchen, lobby and WC. Separate rear access leads to a small, enclosed yard. The main sales area has a timber shop front, internally secured with an electric roller shutter.

The unit was previously used as a cafe/delicatessen but could suit a variety of other businesses within Use Class E. There is a mains electric, gas and water supply as well as gas fired central heating.

## ACCOMMODATION

### Ground Floor

Main Sales	22.7 sq m	(244 sq ft)
Kitchen	7.3 sq m	(79 sq ft)
<b>Total</b>	<b>30.0 sq m</b>	<b>(323 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £4,900 RV (2023 rating list). Under current legislation, a qualifying small business will benefit from full rate relief.

## LEASE TERMS

The property is available To Let on new full repairing and insuring lease terms at a guide rent of £6,500 per annum exc (£125 per week).

## LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

**ENERGY PERFORMANCE RATING:** Requires reassessment

## FURTHER INFORMATION AND TO VIEW

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

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