

10a Harley Street,  
Hull, HU2 9BE

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TO LET

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Unique Garage / Workshop

Extends to approximately  
110.9 sq m (1,194 sq ft) overall

Close proximity to Beverley Road  
within c.0.25 miles of the  
Ferensway/Freetown Way junction

Ideally suited for a  
SME / start up business

Guide Rent £7,800 p.a.



**Scotts**  
01482 325634





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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the south side of Harley Street off Beverley Road (A1079) within c.0.25 miles north of Hull City Centre. The immediate area is largely residential with some commercial operations fronting Beverley Road.

The property comprises a standalone two-storey building of traditional brick construction beneath a concrete interlocking tiled pitched roof incorporating dormer features in the main plane. To the rear there is a single-storey projection providing additional accommodation beneath a mineral felt flat roof.

Within the main structure, the property provides a workshop, kitchen and ancillary storage with a metal staircase leading to a mezzanine first floor providing a bedroom and bathroom. The rear projection provides additional storage/workshop space and WC. The main workshop benefits from a concrete floor, the original inspection pit and has a 3 Phase electrical supply.

## ACCOMMODATION

### Ground Floor

Workshop	24.8 sq m	267 sq ft
Kitchen	11.2 sq m	121 sq ft
Stores	14.9 sq m	160 sq ft
Workshop	35.5 sq m	382 sq ft

### First Floor

Mezzanine / 'Living'	24.5 sq m	264 sq ft
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**Total** 110.9 sq m 1,194 sq ft

## DISPOSAL TERMS

The property is available To Let on full repairing and insuring lease terms at a guide rent of £7,800 per annum exc.

**RATEABLE VALUE** Not identified. The premises may require assessment.

**COUNCIL TAX** Band rating of 'A' (gov.uk website).

## LEGAL COSTS

The ingoing party will be responsible for all parties 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

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.7166**

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