

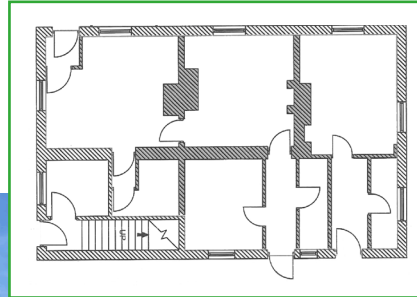
Available Unit //  
Fruit Market

## Lock Keepers Cottage //

656 sq. ft.

Rent £6,500 p.a

Ground Floor



fruit  
market  
HULL



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Let's bring your vision to life at the Fruit Market.



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## Location

The property is located in the Fruit Market district of Hull in close proximity to Humber Street as well as convenient access to the city centre via the newly built Murdoch's Connection pedestrian footbridge. The building occupies a prominent position next to the Marina Lock Gates at the entrance to Hull Marina. The property is easily accessed via Wellington Street and benefits from a 25 space public car park adjacent.

## Description

The accommodation provides ground floor office accommodation in the form of 3 interconnected rooms with separate kitchen and WC. The space benefits from good natural light. The space which is currently used as an office would also suit a range of uses subject to Landlord consent.

## Rateable Value

The rateable value of the property is £3650. The interested party should make their own enquiries on the rates payable.

## EPC Rating

A copy of the EPC certificate is available upon request.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Terms

The ground floor is available on a new lease at an asking rent of £6,500 per annum.

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