

3 - 4 Pier Street,  
Hull, HU1 1ZA

# TO LET

Ground floor retail opportunity

Total area extending to  
c.99.3 sq m (1,069 sq ft)

Permitted Use Class E  
(general retail, café, professional services)

Situated in a desirable location  
with a mix of food & drink, retail  
and office uses nearby

Eligible for small business rate relief

Available immediately on  
new lease terms

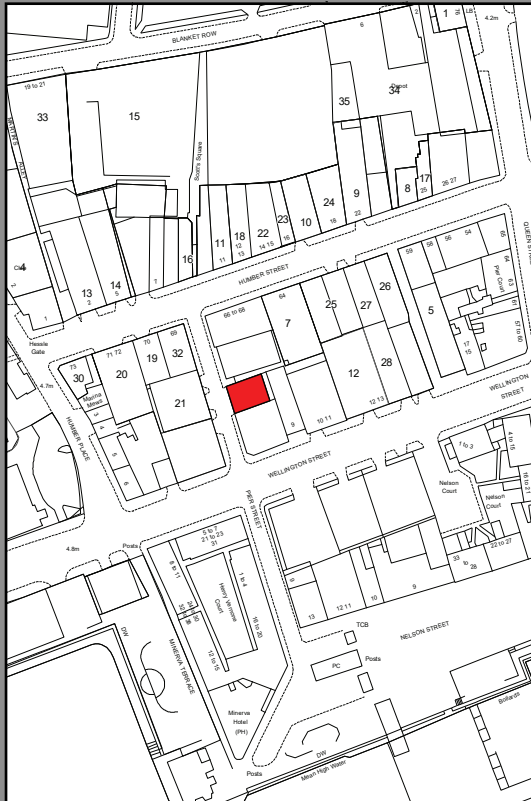
**Guide Rent £8,000 p.a.exc.**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is located on Pier Street connecting Wellington Street and Humber Street within the vibrant Fruit Market district of Hull. The Hull Marina, C4Di, @TheDock office complex and ARCO Headquarters are located nearby. Murdock's Connection and the new High Street underpass provide pedestrian links to Hull city centre.

The premises provide a regular shaped ground floor sales area and disabled WC. The sales benefits from a recessed full height anodized shop front facing Pier Street.

Externally, there is raised decking/seating/display area secured with a roller shutter door.

## ACCOMMODATION

|                   |                  |                      |
|-------------------|------------------|----------------------|
| Ground Sales Area | 87.3 sq m        | (940 sq ft)          |
| Raised Area       | 12 sq m          | (129 sq ft)          |
| Disabled WC       | -                | -                    |
| <b>Total</b>      | <b>99.3 sq m</b> | <b>(1,069 sq ft)</b> |

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £9,400 (effective April 2023). A qualifying occupier should be eligible for 100% exemption under the small business rates scheme.

## LEASE TERMS

The property is available To Let by way of a new full repairing and insuring lease at an asking rent of £8,000 per annum exc.

## VAT

The property is elected for VAT

## LEGAL COSTS

The incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

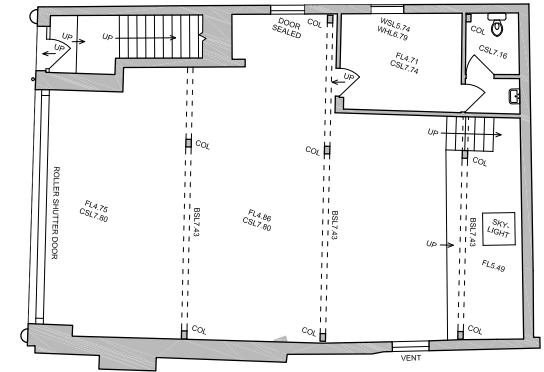
**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## 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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Not to Scale - For Identification Purposes Only