

Unit 1 English Close,
Hull, HU3 2DR

TO LET

Industrial leasehold opportunity

Accommodation extending to
c.245.5 sq m (2,643 sq ft) overall

Located close to
Clive Sullivan Way / A63

Eligible for 100% relief under the
Small Business Rate Relief scheme

Available immediately under new
FRI lease terms

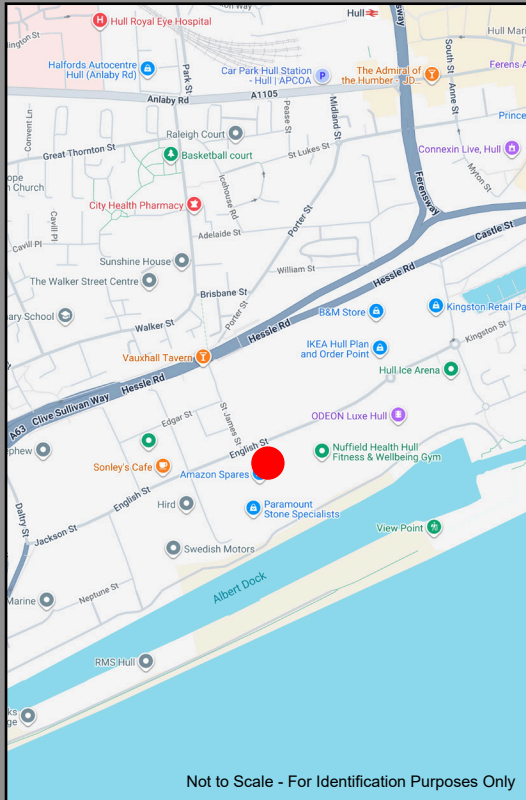
Guide Rent £13,750 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located on English Close, off English Street, approximately 1 mile west of Hull city centre. The immediate area is predominantly industrial and reflects a mix of national, regional and local operators. The property has direct access to the Clive Sullivan Way/A63 via the Daltry Street flyover.

DESCRIPTION

The property comprises a detached workshop with ancillary offices, stores, and staff facilities. The building is of brick construction with a mono-pitched roof above the workshop and flat roofs above the ancillary accommodation. The workshop is accessed via a manual roller shutter door (height 2.16m by 2.46 width). A surfaced forecourt provides off-street parking for approx. 3 - 4 vehicles.

ACCOMMODATION

Workshop	187.5 sq m	(2,018 sq ft)
Reception, Offices	44.9 sq m	(483 sq ft)
Kitchen, WC's	13.1 sq m	(141 sq ft)
Total	245.5 sq m	(2,642 sq ft)

LEASE TERMS

The property is offered To Let under a new full repairing and insuring lease at a guide rent of £13,750 per annum exc.

RATEABLE VALUE

The premises are listed within the Rating List as 'Warehouse & Premises' with a Rateable Value of £10,500 (2026 Rating List). Under current legislation, an eligible occupier may benefit from small business rates relief (subject to tenant status).

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: D (96) - valid until 20/03/33

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7262**

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