50 Savile Street,
Hull, HU1 3EF

FOR SALE

Freehold Investment /
Development Opportunity

Grade II property forming part of an established retail parade near Queen Victoria Square

Total area c.131.4 sq m (1,415 sq ft)

Ground floor shop producing a rental income of £7,200 p.a. from an established tenant

Planning permission for redevelopment of the upper floors (1 x 2 bed flat above)

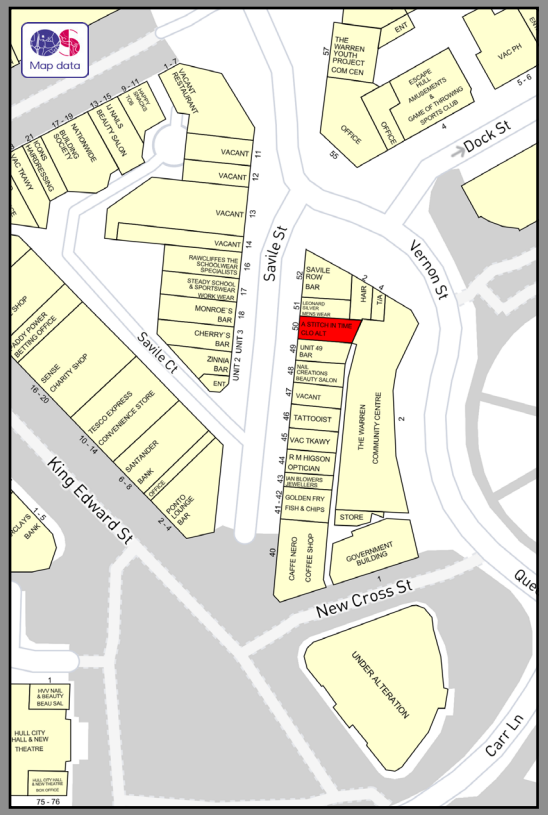
Guide Price £120,000

Scotts
01482 325634



50 Savile Street, Hull, HU1 3EF

FOR SALE



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the east side of Savile Street close to King Edward Street and Queen Victoria Square within Hull city centre. Savile Street is home to a mix of independent retailers. The central position enables easy access to all city centre area amenities. The property is shown in red on the Goad plan.

DESCRIPTION

The property comprises a 3-storey traditional brick, mid terrace building beneath a pitched slate roof incorporating a shuttered aluminium shop front with a recessed entrance. Internally, the property provides a regular shaped ground floor sales area, benefiting from laminate flooring and a suspended ceiling with integrated lighting. A separate ground-floor entrance provides access to the upper floors with scope for residential conversion to self-contained living accommodation. The upper floors require full refurbishment.

ACCOMMODATION

Ground Floor	61.2 sq m	(659 sq ft)
First Floor	33.7 sq m	(363 sq ft)
Second Floor	36.5 sq m	(393 sq ft)
Total area	**131.4 sq m**	**(1,415 sq ft)**

RATEABLE VALUE

The premises are described as 'shop and premises' with a rateable value of £7,400 (2026 Rating List). Under current provisions, a small business may benefit from 100% small Business Rates Relief (subject to status).

LEASE DETAILS

The ground floor is held on an effective Full Repairing and Insuring commercial lease expiring January 2028 at a passing rent of £7,200 per annum exc. The tenant has been in occupation since April 2010.

PLANNING

The property is situated in the Old Town Conservation Area and is Grade II listed under the Historic England list entry no. 1219129. The property will be sold with the benefit of planning consent for a change of use of upper floors to a 2 bedroom apartment. Full details can be obtained via the Hull City council planning portal, reference (23/01654/FULL) and (23/01655/LBC). A copy of the decision notice and floor plans are attached. Interested parties are advised to make planning enquiries direct to the local authority.

DISPOSAL TERMS

The freehold interest, subject to the current occupation and part vacant possession is offered For Sale at a guide price of £120,000.

ENERGY PERFORMANCE RATING: D (88)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Rose Cardwell rose@scotts-property.co.uk 07739 590596

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Hull City Council

Morgan Lloyd Jones Project Management Ltd
FAO. Mr Will Jones
Suite 101, Wyndham House
Ellerker
Brough
HU15 2DS

Chris Peach
Tel. (01482)612734

8 April 2024

Dear Sir(s)

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION TO DEVELOP LAND

Your Application:- PP-12133548
(Check on-line with System Reference Number:- 23/01654/FULL)

1) Alterations to frontage to create new entrance to upper floors
2) Change of use of upper floors from storage to a 2 bedroom apartment

At:- 50 Savile Street, A Stitch In Time, Kingston Upon Hull, HU1 3EA

has been APPROVED subject to the following conditions.

Hull City Council acting as the Local Planning Authority has considered your application described above and has decided to GRANT PERMISSION subject to the following conditions as set out below. Your further attention is drawn to any informatives attached thereafter.

1) The development must be carried out in complete accordance with the following approved documents
Approved plans; (drawing nos. 232119-103-C3, 232119-102-C1, Location plan, 232119-101-P1)

Reason: to provide clarity to the permission and to comply with policy 14 of the Local Plan

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2) The development hereby permitted shall be begun within three years of the date of this permission (to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

3) Details of equipment to control the emission of fumes, including the location and design of any external pipe or flue and measures to mitigate noise from the extraction equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed before the use commences and thereafter retained and operated in accordance with the manufacture's specifications/instructions. A pre-commencement condition is required in the interests of amenity and to comply with policies 14 and 16 of the Local Plan.

4) No meter boxes and letter boxes shall be located on the front and side elevation of the building without the prior written approval of their location by the Local Planning Authority (in the interests of visual amenity and to comply with policy 14 of the Local Plan).

5) Details of a sound attenuation scheme between the ground and first floors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The scheme shall be capable of restricting noise to a noise rating (NR) level of:

a. NR25 in bedrooms and living rooms and NR30 in all other rooms (0700 to 2300 hours); and
b. NR20 in bedrooms and living rooms and NR25 in all other rooms (2300 to 0700 hours).

The noise rating values shall be measured as a 15-minute Leq at the octave band centre frequencies 31.5 Hz to 8 kHz.

The scheme shall be implemented as approved and sound validation tests shall be undertaken to demonstrate that the required NR levels have been achieved in the completed building. The results of these tests in the form of a verification report shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The scheme shall thereafter be retained (in the interests of amenity and to comply with policies 14 and 49 of the Local Plan. A pre-commencement condition is required to ensure satisfactory attenuation measures are agreed and implemented)

6) No development shall commence until a noise survey has been carried out in accordance with details to be first submitted to and approved by the Local Planning Authority, and shall include details of any mitigation measures required to protect noise

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sensitive receptors in the locality from disturbance by noise from the development. The development shall thereafter proceed in accordance with the approved mitigation measures, and such measures shall be thereafter retained. A pre-commencement condition is required to ensure satisfactory noise control measures are in place in the interests of residential amenity and to comply with policy 14 and/or 49 of the Local Plan.

7) Refuse storage shall be within the building and collection shall be to the frontage on collection days only (to protect the amenities of the area and to comply with policy 14 of the Local Plan).

8) The replacement shopfront hereby approved shall be constructed of wood. A condition is required to ensure a satisfactory standard of development to preserve the historic and architectural significance of the building in accordance with Local Plan Policy 16.

DMPO Article 35 Statement

The local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application in the following way(s):
Engaging in pre-application discussions with the applicants;
Discussing potential solutions with the applicants during the processing of the application;

Reviewed S106 requirements where appropriate.

Yours Faithfully



John Craig
Head of Planning

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NOTES
This permission is granted for the purposes of the Town and Country Planning Acts only, and it may be also necessary for approval to be obtained under other enactments, building regulations and general statutory provisions in force in the area.

Appeals to the Secretary of State.

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk please note that for **householder applications you must appeal within 12 weeks of the decision.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without conditions it imposed, having regard to the statutory requirement, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Compensation

- In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

Listed Buildings

- Those works which are included in an application for Listed Building Consent should not be undertaken before that application is approved by the Secretary of State or the Local Planning Authority and a separate decision letter has been issued.

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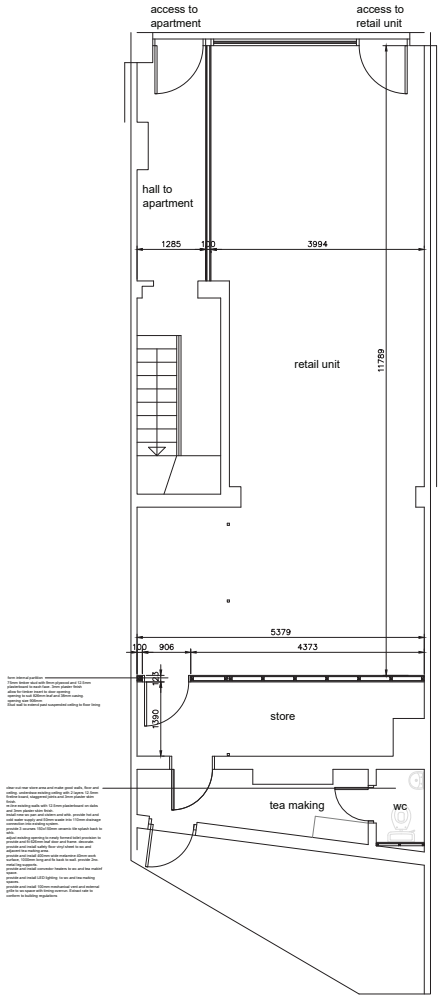
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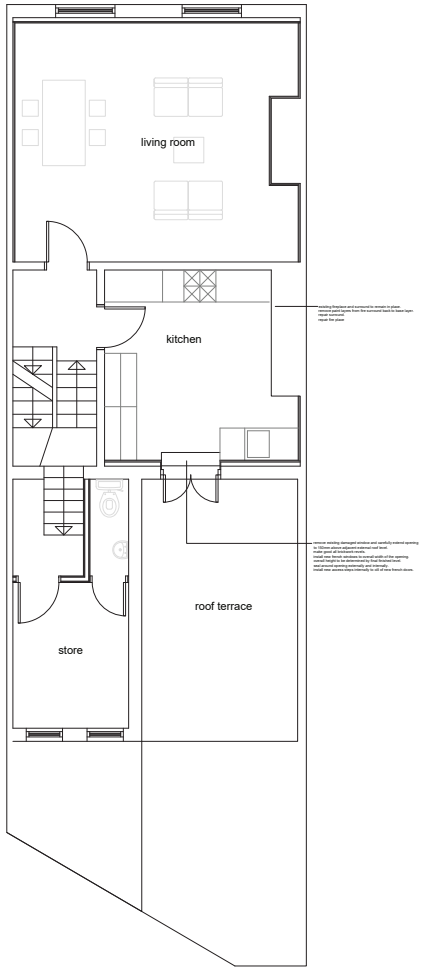
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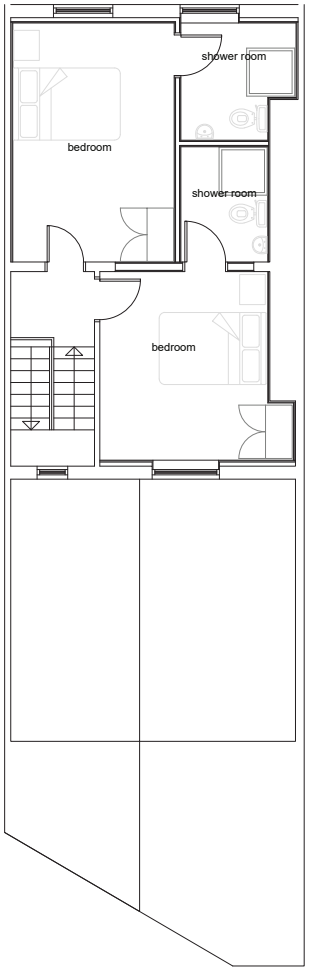
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ground floor plan



first floor plan



second floor plan

internal partitions
infilling existing door openings to overall width of finished wall thickness including plaster finish. generally 100x50 SW timber stud faced off with 9mm plywood and 12.5mm fireline board and 3mm plaster skim finish to walls requiring 30/ 30 min. fire resistance. infill with 75/ 100mm quilt insulation
partitions forming shower rooms 75x50mm SW timber studs @600mm centres faced off both sides with 9mm plywood and 12.5mm plasterboard and 3mm plaster skim finish
frame out openings for door casings, 38 x 124mm to suit 762mm leaf door and 711mm leaf doors
allow for timber stops, architraves. door linings for fire door to have rebate for smoke/ intumescent strip and min. 25x20mm door stops
underdraw existing ceilings to ground floor and first floors with one layer of 12.5mm fireline board and 15mm sound bloc board with 3mm plaster skim finish. Lay 5mm acoustic cushion lining over existing floor boards and overlay with new T&G timber boards. Adjust timber door heads to suit raised floor condition

drainage. install new internal foul drainage discharge system serving 2no. shower rooms, wc and sinks. sinks and wash hand basins 50mm Ø with bottle traps connected into 110mmØ vertical stacks
allow for all connections and inspection bosses to each stack. allow for fire collars when passing through floor to grounded . vertical stack laid to falls under ground floor ceiling, encased in frame, plasterboard and skim finish. vertical drop to below ground in location indicated. fully protect 110Ø in concrete surround under and through concrete slab.
below ground drainage laid in prepared trench on min. 100mm pea gravel, selected fill back fill, well compacted to levels under slab
connect into existing drain run in yard

replace existing windows and frames with new white painted timber frames and low E double glazed windows units. all windows ro upper floors to have escape window facility. 450mm clear width and area of 0.33m2
make good any damaged plaster work to disturbed walls at floor junctions
allow for electrical and plumbing, heating and drainage works to walls and floors.
allow for installation of 9mm plywood sheeting ready for floor finishes to retained timber floors

provide and install mechanical ventilation fans to each shower room and kitchen area. flow rate in accordance with building regulations requirements
shower rooms 15L/sec, wc 5L/sec both with time overrun
kitchen 30L/sec with fan adjacent to cooker. all to atmosphere
provide and install hot and cold water supplies to each shower room and sink instantaneous water heaters all in accordance with current regulations
provide and install electric space heaters to living, bedroom and shower rooms
provide small power and lighting points to each space. all in accordance with current regulations. Note. all electrical works are to be undertaken by a certified electrician with full certification submitted to Building Control for approval
provide separate meter supplies to retail and residential units
provide and install emergency lighting, fire alarms and smoke detectors to mains refer to fire engineer for design

Rev	Description	Date	By	Chkd
C1	Initial Issue	27.07.23	will	MM

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CLIENT
Mr S Patel

PROJECT
Remodelling and Renovations at 50 Saville street, Hull

TITLE
Plan Proposals

SCALE 1.50@A1 DRAWN will CHECKED DATE 27.07.23

CAD FILE

DRAWING NO.
232119-104-C1