45 Great Union Street
Hull, HU9 1UB

FOR SALE / TO LET

Two story premises with prominent frontage

Accommodation extends to 236.9 sq m (2,550 sq ft)

Situated close to Roger Millard Way / A63

Workshop and office accommodation

Eligible for 100% exception under the small business rates relief scheme

Suitable for a variety of uses subject to planning consent

Guide Rent £12,000 p.a.e.

Price on Application

Scotts
01482 325634



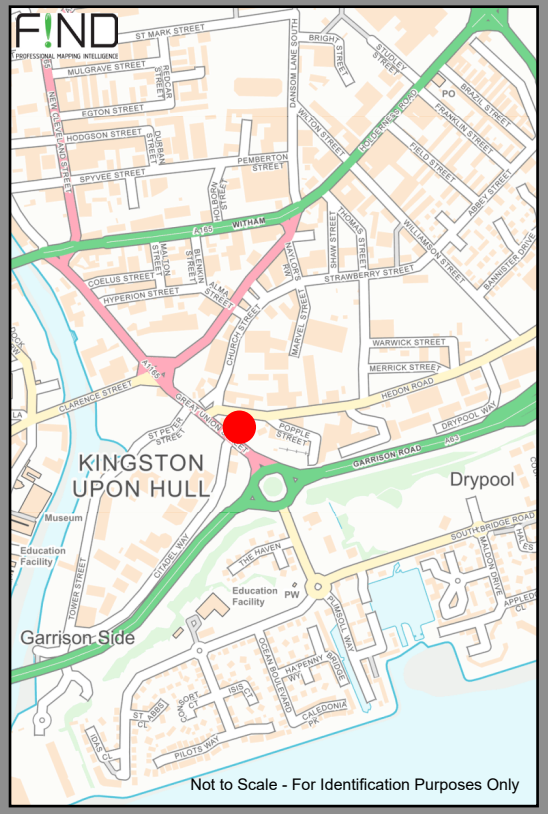






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Scotts
01482 325634
www.scotts-property.co.uk

LOCATION / DESCRIPTION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000.

The property is located on the intersection of Hedon Road and A1165 Great Union Street approximately 1 mile east of Hull City Centre. The property benefits from excellent cross city access near to the A63 Roger Millward Way, which provides immediate connections to the Port complex to the East and the Humber Bridge to the west.

The property is a two story building of brick construction beneath a pitched concrete tile roof. The ground floor has been extended with a single storey projection at the front and rear.

The property was previously utilised as a print works providing workshop and office accommodation. The property could be suitable for other uses, subject to necessary planning consents.

ACCOMMODATION

Ground Floor	135 sq m	(1,454 sq ft)
First Floor	101.8 sq m	(1,095 sq ft)
Total	**236.9 sq m**	**(2,550 sq ft)**

RATEABLE VALUE

The premises as described as 'Workshop and Premises' with a Rateable Value of £7,100 (2026 Rating List). Under current legislation, an eligible occupier may benefit from small business rates relief.

DISPOSAL TERMS

The property is available To Let on full repairing and insuring terms at a guide rent of £12,000 per annum exclusive.

The freehold is also available For Sale with the price available on application.

ENERGY PERFORMANCE RATING: E (104)

LEGAL COSTS

The ingoing tenant will be responsible for all parties legal costs incurred together with any Stamp Duty Land Tax that may be payable.

In the event of a sale, each party will be responsible for their own costs.

FURTHER INFORMATION AND TO VIEW

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

Offices: **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7175**

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