81 Charles Street,
Hull, HU2 8DE

FOR SALE

Mid-terrace freehold opportunity

Total accommodation 263.3 sq m (2,834 sq ft) over 4 levels

Open ‘hall’/meeting room to rear ground floor

Would suit offices/community and similar uses

Residential conversion potential

Guide Price £175,000

Scotts
01482 325634



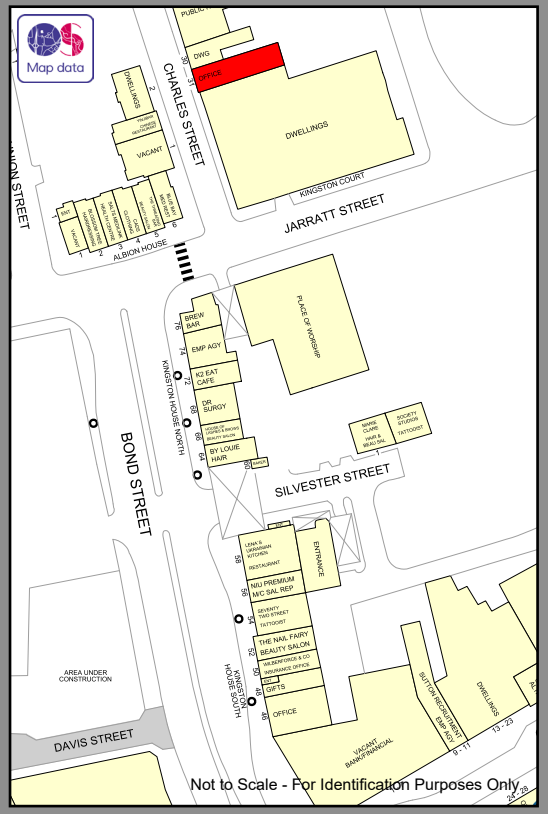






81 Charles Street, Hull, HU2 8DE

FOR SALE



LOCATION/DESCRIPTION

The property is located on the east side of Charles Street in the Georgian New Town Conservation Area close to Kingston Square and Hull New Theatre. The property is located within a short walk from the central shopping areas, the regenerated Queens Gardens and the Paragon Interchange.

The property comprises a traditional brick built 3-storey plus attic property, primarily under pitched tile clad roofs with a shop front and a separate front entrance to the rear ground floor hall, kitchen & WCs with offices / stores on the upper floors and further WCs. The property would be suitable for continued office/community/meeting room purposes or residential conversion subject to obtaining any necessary consents.

ACCOMMODATION

Ground Floor	Lock Up Retail	20.3 sq m	(218 sq ft)
	Rear Hall	70.9 sq m	(764 sq ft)
	Kitchen/WCs	25.2 sq m	(271 sq ft)
First Floor	Office/Storage	59.9 sq m	(645 sq ft)
Second Floor	Office/Storage	54.2 sq m	(583 sq ft)
Attic		32.7 sq m	(353 sq ft)
Total		**263.3 sq m**	**(2,834 sq ft)**

RATEABLE VALUE

The retail element is described as 'Shop & Premises' with a rateable value of £2,550 (2026 Rating List). Qualifying occupiers will be eligible for small business rate relief. Empty Rates are not payable on Rateable Values under £2,900. There is no assessment identified against the remainder.

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £175,000.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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

Offices: **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7106**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.