Cafe Premises, Ground Floor
94 Alfred Gelder Street, Hull, HU1 2AN

TO LET

Ground floor premises previously used as a cafe bar

Provides 138.5 sq m (1,490.5 sq ft)

Planning Permission previously granted for A1, A2, A3, A4, B1, D1 & D2 uses

Close to all central amenities

Views over the Guildhall and to Queens Gardens

10 minute walk from the transport Interchange

Guide Rent £18,000 p.a.

Scotts
01482 325634





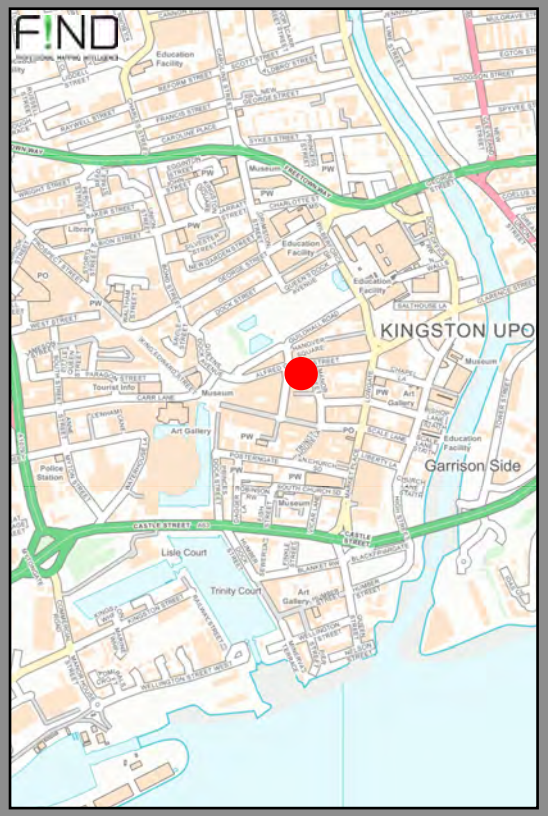




Internal Photos For Identfication Purposes Only

Cafe Premises, Ground Floor
94 Alfred Gelder Street, Hull, HU1 2AN

TO LET



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

LOCATION

Located within Hull City Centre, within the Old Town conservation area opposite the Guildhall and Queens Gardens and in close proximity to the prime retail and leisure amenities. The immediate area is home to a number of professional organisations.

There are good public transport links with the transport interchange located c.half a mile west of the property.

DESCRIPTION

Ground floor accomodation has a dedicated entrance and forms part of a newly converted apartment block.

The ground floor, formerly a café, is available to let on a new full repairing and insuring lease (with common area repairs covered by a service charge arrangement).

ACCOMMODATION

Ground floor 138.5 sq m (1,490.5 sq ft)
The accommodation can be combined with the left side suite to provide 277 sq m (2,981 sq ft)

LEASE TERMS

The premises are available on new lease terms at a guide rent of £18,000 per annum.

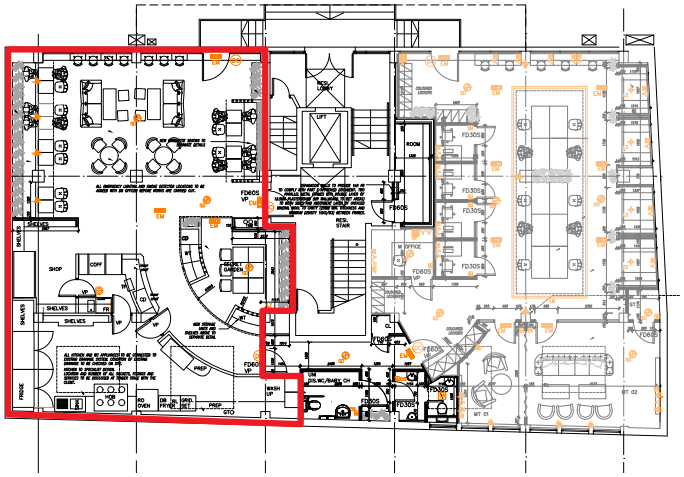
RATEABLE VALUE

The property is described as 'Cafe & Premises' with a rateable value of £16,250 (effective April 2026).

PLANNING

The ground floor received full planning permission for change of use from office use Class A2 to mixed use of Retail (A1), financial and professional services (A2), restaurants and cafe (A3), drinking establishment (A4),

ENERGY PERFORMANCE RATING: B (27)



Not to Scale - For Identification Purposes Only

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or 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.7210**

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.