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

TO LET

Ground floor accommodation from
138.5 sq m (1,490.5 sq ft) to
277 sq m (2,981 sq ft)

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

Previously used as a
café/restaurant/offices

Close to all central amenities

Views over the Guildhall and to
Queens Gardens

10 minute walk from the transport
Interchange

Rent on Application

Scotts
01482 325634



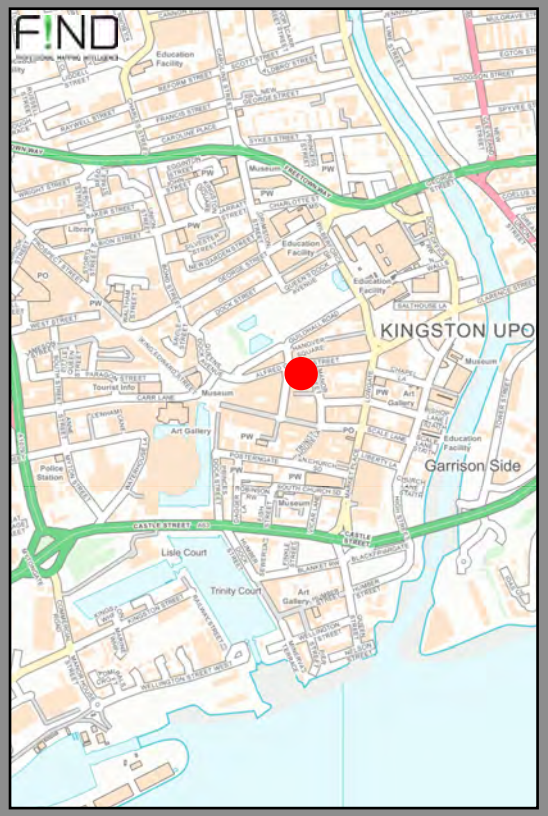






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www.scotts-property.co.uk

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 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 277 sq m (2,981 sq ft)
(The accommodation can be split to provide space from 138.5 sq m (1,490.5 sq ft)

LEASE TERMS

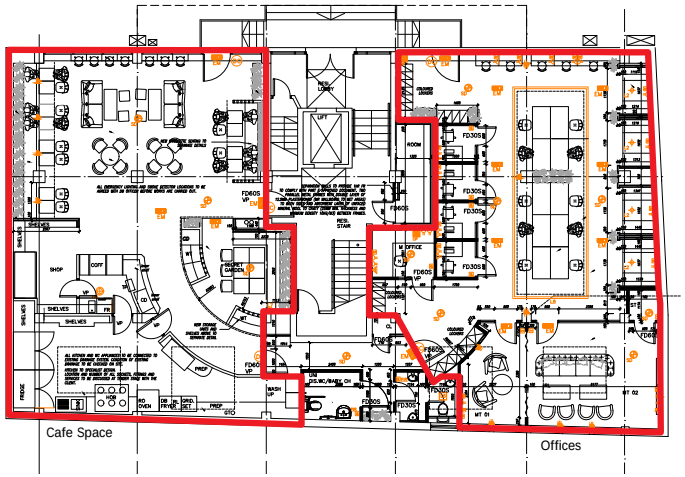
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RATEABLE VALUE

Enquiries to the valuation office show the 'Cafe & Premises' with a rateable Value of £16,250, the 'Offices & Premises' have a Rateable Value of £16,500 (2026 Rating List). We advise interested parties to make their own enquiries with the valuation office

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),



Not to Scale - For Identification Purposes Only

ENERGY PERFORMANCE RATING: B

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**

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