



To Let (May Sell)

25 Popple Street, Hull HU9 1LP

- Attractive lease terms available.
- Large office over two floors with adjacent workshop/storage.
- Suitable for a variety of uses.
- Situated in close proximity to Hull city centre.

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Location & Situation

The property is situated on Popple Street in close proximity to Hull city centre and with close access to the A63 dual carriageway.

Popple Street is approximately 0.8 miles east of the city centre and the surrounding area comprises predominately industrial and office uses.

Description

The property comprises of a former office premises situated at both ground and first floor levels with a large workshop/storage facility adjacent. The entire space requires refurbishment for the ingoing occupier and an opportunity to reconfigure the space to suit specific requirements with attractive terms on offer to reflect the degree of works required.

The property is fitted with roller shutters upon the front which also provides vehicle access into the industrial/workshop space and this element comprises of approximately 4,301 Sq. ft (399.56 Sq. m) which is suitable for a variety of manufacturing and storage purposes. The entire property is suitable for a variety of uses with all options considered.

Planning

We understand the entire property benefits from use class E.

Services

We understand electricity, water, and drainage are connected to the property.

Accommodation

The property comprises the following areas:

Ground floor - 7,994 Sq. ft (742.64 Sq. m)

First floor - 3,693 Sq. ft (343.07 Sq. m)

Total: 11,687 Sq. ft (1,085.71 Sq. m)

Business Rates

We understand the rateable value is £22,250. Interested parties are advised to check the accuracy by contacting the local authority Hull City Council.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

We understand the EPC for the property is "D".

VAT

We are advised VAT is not payable at the prevailing rate.

Price/Terms

The entire property is available on brand new lease terms at £39,500 per annum exclusive.

The freehold interest is also available at a guide price of £600,000.

Viewings are strictly through appointment via us as sole agents.

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