

16 WRIGHT STREET

HULL, EAST RIDING OF YORKSHIRE, HU2 8JU

**GARNESS
JONES**

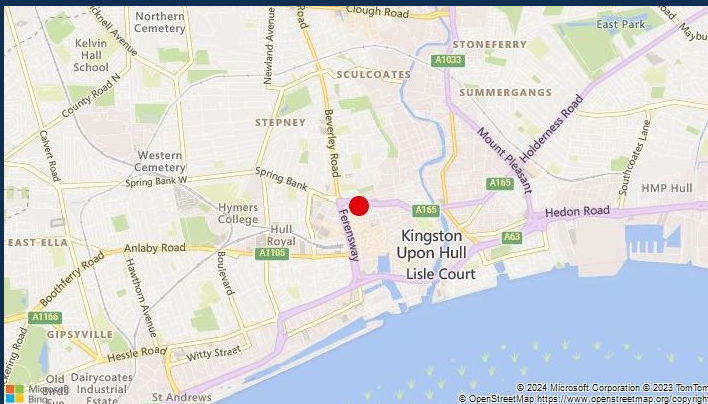
Price - £300,000
Rent - £30,000 per annum

OFFICE

3,596 sq.ft. (334.07 sq.m.)

Property Features

- Freehold office with vacant possession.
- Hinks Insurance business not affected due to relocation.
- Modern specification including air conditioning and heating system.
- Within walking distance of Hull City Centre amenities and transport interchange.
- Suitable for single or multiple occupation benefitting from use class E.



Enquiries

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Location

The property is situated centrally on the north side of Wright Street. The premises are located within the heart of Hull City Centre within walking distance of all amenities including Albion Square, St Stephens's Shopping Centre and Hull transport interchange.
Kingston upon Hull is one of the primary cities of the Yorkshire and Humber region with a population of circa 256,000.

Description

The premises are comprised of a three-storey terraced office which includes spacious ground floor, open-plan office reception area to the front and separate manager's office, meeting room, kitchen and staff WC facilities to the rear. The upper floors benefit from their own private access via Wright Street with the 1st and 2nd floor comprising of open-plan offices with WC Facilities on the 2nd floor. The interior of the offices are being decorated to a modern specification including comfort cooling heating system throughout.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor	2,661	247.21
First Floor	479	44.5
Second Floor	456	42.36

Service Charge

There is no service charge implemented on this property.

EPC Rating

EPC is available upon request.

Services

We believe that mains gas, electric, water and drainage are connected to the property.

Business Rates - 2023/24

The business rates have been separated.

Rateable value:

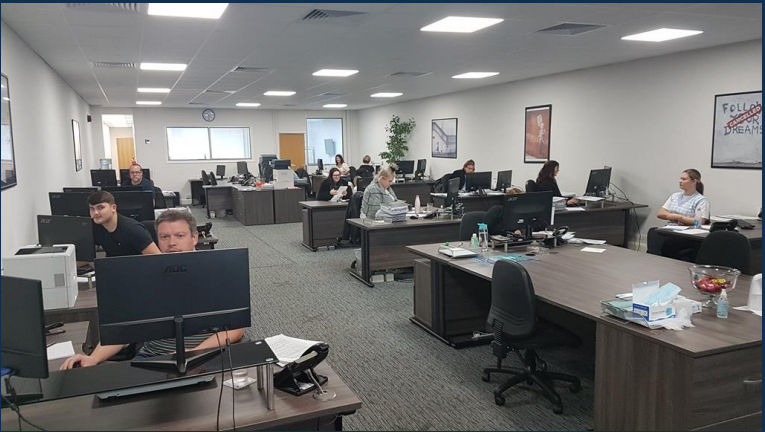
16 Wright Street - Ground floor: £9,000
16 Wright Street - 1st and 2nd Floor: £4,400

It is advised that interested parties check with the VOA for their own purposes.

Terms

We have been asked to seek offers in the region of £30,000 per annum for a new lease with vacant possession on full repairing and insuring terms.

The freehold is available with vacant possession at an asking price of £300,000.



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www.garnessjones.co.uk

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