



To Let

Warehouse 13 Kingston Street, Hull HU1 2DQ

- Large first floor former restaurant.
- Overlooking Hull Marina and in close proximity to Humber Street.
- Ability to be split into smaller units.
- Suitable for various uses including office and leisure.

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Location & Situation

The property is situated in Hull city centre along Kingston Street overlooking Hull Marina. The area comprises a mixture of residential, office, and leisure with the amenities of Humber Street located close by.

The property is within walking distance of Hull's amenities including the train and bus stations as well as Princes Quay and St Stephen's shopping centres.

Description

The property comprises of a first floor former restaurant premises within Warehouse 13. The property is generally configured open plan with W/c facilities, private offices and a former kitchen in situ.

With its current configuration, the property could be split to provide 2-3 smaller units each benefiting from shared facilities. The property could provide a wide range of uses including but not limited to dance/fitness studio, boutique events and offices.

Accommodation

The entire accommodation comprises of approximately 3,097 sq. ft (287.68 sq. m).

EPC

We are advised the entire property has an EPC rating of "B".

Planning

We understand the property benefits from use class E.

Services

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

Business Rates/Council Tax

We understand the rateable value is £14,000. Interested parties are advised to confirm the accuracy by contacting Hull City Council.

VAT

We understand VAT is payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The entire property is available on brand new lease terms at £37,500 per annum exclusive.

Viewings strictly through appointment via us as sole letting agents.

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