



# To Let

**11 Grimston Street, Hull HU1 3HG**

- Ground floor retail/cafe premises.
- Finished to a high standard.
- Fixtures & fittings available by way of separate negotiation.
- Available on brand new lease terms at £11,400 per annum.

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## Location & Situation

The property is situated on Grimston Street within Hull city centre. The area comprises a mixture of residential, retail, leisure and offices as well as outdoor spaces with Queens Gardens situated nearby. The property is within short walking distance of Hull's amenities including The Hull New Theatre, train and bus stations as well as Princes Quay and St Stephen's shopping centres.

## Description

The property comprises of a ground floor retail/cafe premises recently used as a cafe and finished to a high standard throughout.

The property is configured to provide an open plan seating area with kitchen situated at the rear and ancillary storage situated just off the kitchen to the side. Additionally there is customer W/c facilities in situ.

## Accommodation

The ground floor accommodation comprises of approximately 596 sq. ft (55.39 sq. m).

## EPC

We understand the property has an EPC rating of "B" on the register.

## Planning

We understand the ground floor benefits from use class E.

## Services

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

## Business Rates/Council Tax

Interested parties are advised to contact the local authority Hull City Council with reference to the rating assessment and business rates payable.

## VAT

We understand VAT is not payable at the prevailing rate.

## Legal Costs

The ingoing tenant will be required to contribute towards the landlord's legal costs.

## Price/Terms

The property is available on brand new lease terms at a rent of £11,400 per annum exclusive. The fixtures and fittings currently in situ are available either for sale or by way of additional rent subject to separate negotiation.

Viewings strictly through appointment via us as sole letting agent.

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