



# To Let

64 Spring Bank, Hull HU3 1AB

- Ground floor office.
- Suitable for various uses.
- Rear parking available subject to negotiation.
- Available on brand new lease terms at £8,250 per annum.

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## Location & Situation

The property is located along Spring Bank within Hull City Centre. Spring Bank is one of Hull's main arterial routes into the city and benefits from high volume of pedestrian and vehicle traffic passing by the property on a daily basis.

The property is situated near to the junction of Spring Bank and Beverley Road and is within walking distance of Hull's amenities including the bus and train stations.

## Description

The property comprise of a ground floor office with kitchen and W/c facilities in situ. The entire ground floor could be utilised for a variety of purposes with the option of rear parking available subject to negotiation.

Additionally the front area overlooking Spring Bank could provide ancillary parking subject to formal consents and permissions obtain via the local authority.

## Accommodation

The total accommodation comprises approximately 637 Sq. ft (59.14 Sq. m).

## EPC

We understand the EPC for the property is rated "D" on the register.

## Planning

We understand the unit benefits from use class E.

## Services

Electricity, gas, water and drainage are connected to the property.

## Business Rates

We understand the current rateable value for the property is £4,000.

Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We understand VAT is not payable at the prevailing rate.

## Price/Terms

The property is available on brand new lease terms at a quoting rent of £8,250 per annum exclusive.

Viewings strictly through us as sole letting agent.

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