



TO LET

Ground Floor Retail Unit, Tivoli House, 71 - 72 Paragon Street, Hull, HU1 3QG

SW
Sanderson
Weatherall





Location

The available space occupies part of the ground floor of Tivoli House, a prominent mixed use building within Hull city centre at the junction of Paragon Street and South Street. This is a long established retail and commercial area close to Ferensway on the western edge of the main city centre core. South Street is a busy pedestrian thoroughfare between Paragon Street and Carr Lane.

The transport interchange is a short walk from the property and there are ample public car parks in the vicinity together with a number of metered parking bays. The property is in close proximity to the St Stephens and the Prospect Centre.

Description

Tivoli House is a five-storey property providing ground floor retail space with residential apartments above. The available unit occupies a prominent corner position with frontages to both Paragon Street and South Street.

The available space provides the main retail area with ancillary preparation space / storage, staff room and WC.

The premises benefit from Class E planning use.

Accommodation

The unit extends to approx. 72.1 sq m (775 sq ft)



Key Points

- Ground floor premises
- Class E Use
- Prominent corner location
- Busy location close to St Stephens and Transport Interchange
- Available on new lease

Terms

The unit is available by way of a new lease at a rent of £14,000 per annum. The lease will be on an internal insuring basis plus service charge in respect of the maintenance of the building and insurance. The length of lease by negotiation.

ADDITIONAL INFORMATION

Local Authority: Hull City Council.

Rateable Value: TBC

EPC: E

Services: All mains services are connected to the property. Tenants are advised to check on the availability and suitability of the supplies for their proposed use.

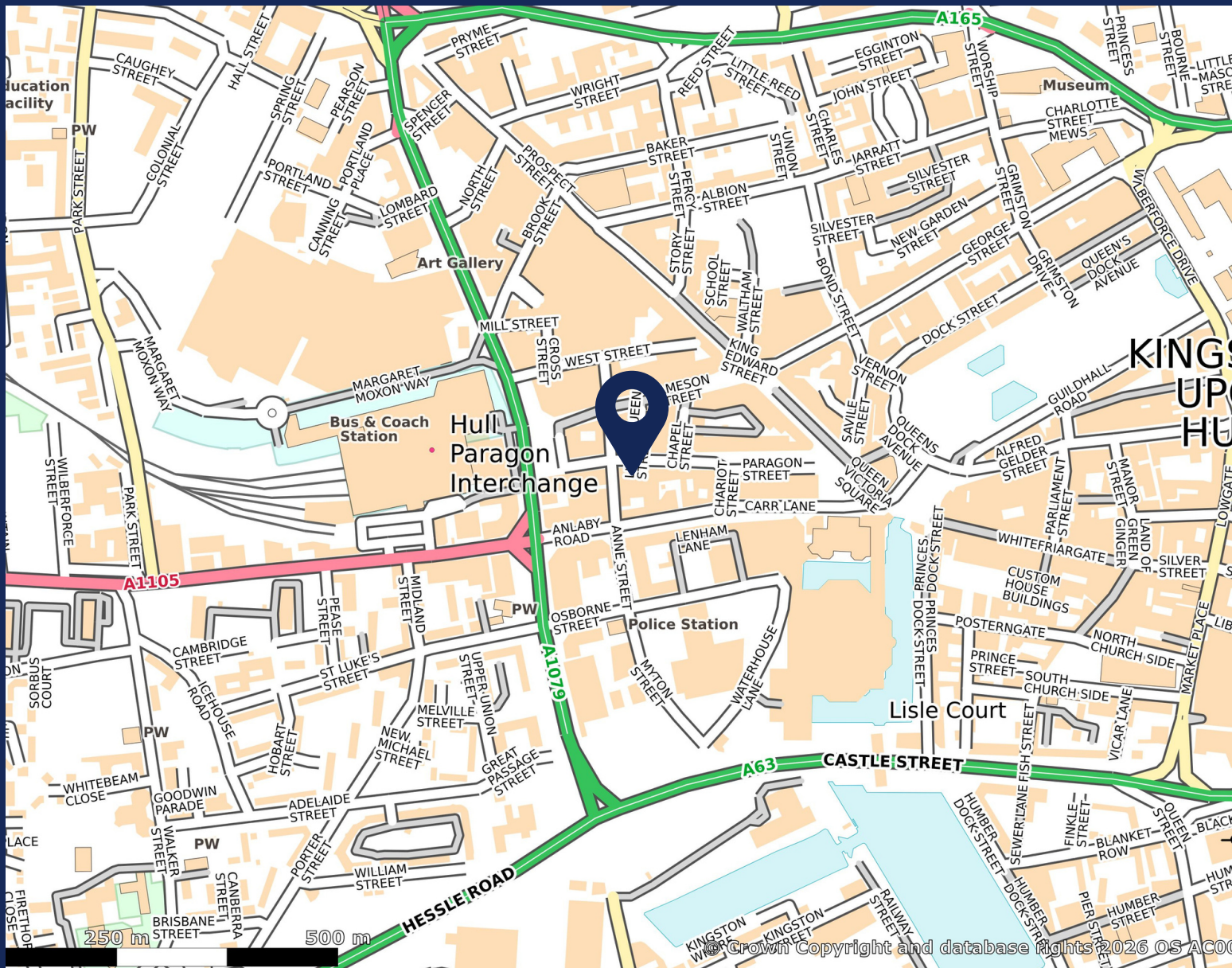
VAT: The rent quoted is exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

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