



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

10 Silver Street, Hull



**FOR
SALE**

Price: Offers in excess of £250,000

Ground Floor Area

1,373 Sq ft / 128 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

The subject property is situated in Hull, a port city located in East Yorkshire approximately 60 miles East of Leeds and 35 miles north east of Scunthorpe. It is well served by road and train links being on the M62, which links in turn with the M18 approximately 30 miles west.

The subject property is located on Silver Street which lies within the Old Town of Hull, historically been the hub of the professional services and office district within the city. In recent years the Old Town has seen a change to include more F&B/leisure and particularly residential use. Surrounding occupiers include Yates', Fanthorpes Hi-Fi and One Stop. The branch occupies a mid-terrace location surrounded by a mixture of offices, bars, residential and a small amount of second / specialist retail.

Ground floor comprises of the main banking area, cashier and counting area strongroom and store. First floor and second floor offices and stores. Third Floor - W.Cs stores and staff kitchen. The building provides a good opportunity to redevelopment, particular to residential use subject to obtaining the necessary planning consents.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,373	127.55
First Floor	883	82.00
Second Floor	984	91.40
Third Floor	715	66.40

Price:

Offers in excess of £250,000.

Tenure:

Freehold.

Business Rates:

The premises currently has a Rateable Value of £28,000. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

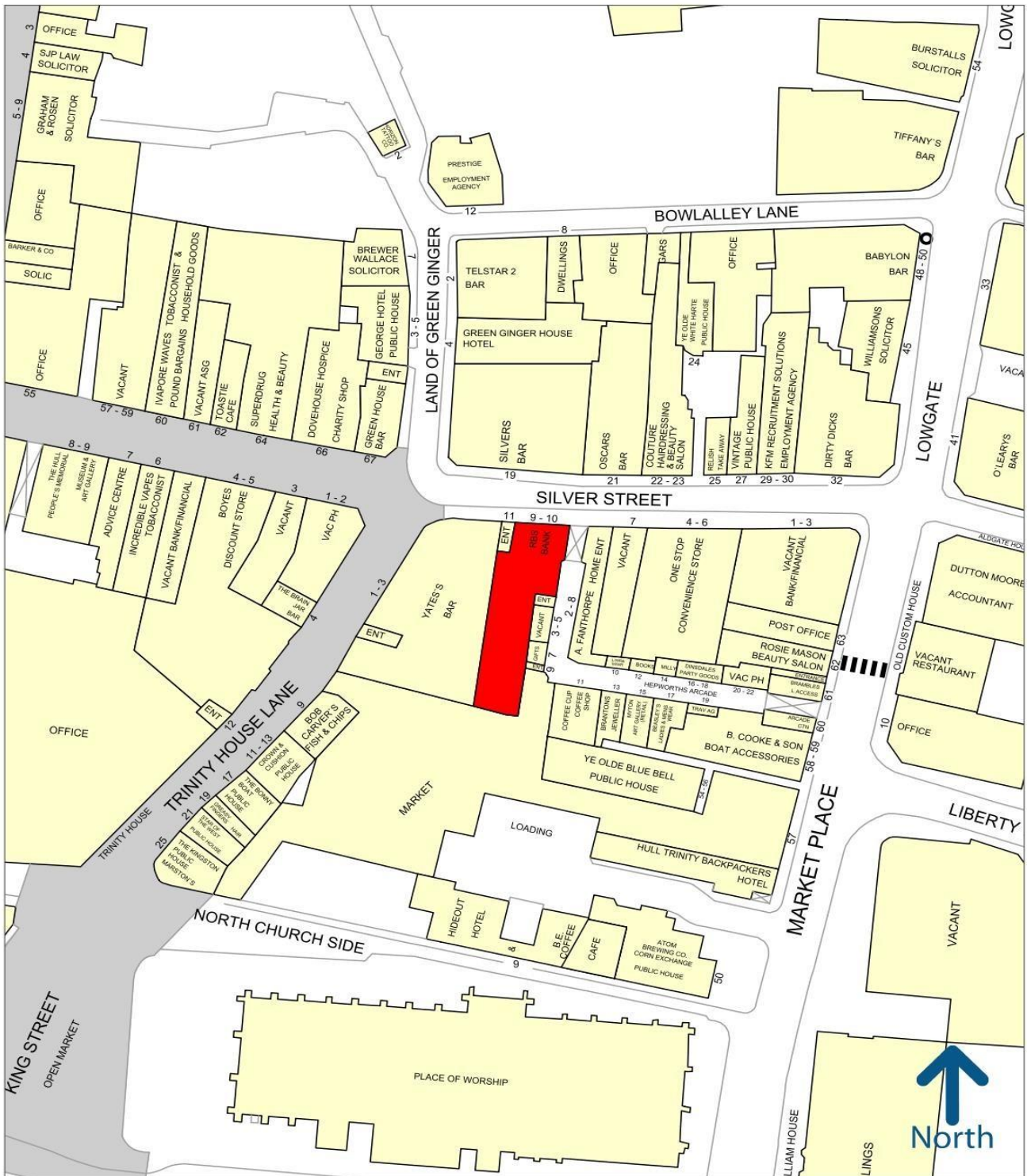
Date prepared:

May 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction



Hull



50 metres

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Created By: Barker Proudlove Ltd

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