

NOW
FULLY LET

penrose



1,2 and 3 Whitefriargate

To Let

677 sq m (7286 sq ft)

1,2 and 3 Whitefriargate
Hull, East Yorkshire, HU1 2ER

RETAIL
PUB / LEISURE

Location

Located in East Yorkshire, Kingston upon Hull is a major city and international port, situated on the north bank of the Humber estuary. The city has experienced vast regeneration after being awarded UK City of Culture in 2017. Hull is a leading pioneer in the UK renewable energy market through the Siemens Gamesa Renewable Energy site. Hull has excellent road connections via the M62, M18 and M180 motorways, with the Humber Bridge providing access to Humberside International Airport, and London, Kings Cross, only 2.5 hours direct train journey away.

Within easy walking distance of the museum quarter, the internationally renowned Deep submarium, the Marina and with a vast array of shops, cafes, bars and leisure facilities, Whitefriargate has it all.

1, 2 and 3 Whitefriargate lie to the eastern end of what is regarded as one of Hull's premier retailing streets.

Description

The property has been occupied for many years as a very popular bar and offers accommodation on three main levels.

3 Whitefriargate is being incorporated into 1 and 2 by way of an enlarged door opening to create larger ground floor accommodation.

The roof and external areas above the shop frontage have been extensively refurbished in recent months by the landlords and the interior is in shell form ready for a tenant fit out.

Accommodation

(All areas are approximate)

	Sq m	Sq ft
Ground Floor	270.0	2,906
First Floor	203.5	2,190
Second Floor	203.5	2,190
Third Floor (not measured)	-	-
Basement (not measured)	-	-
TOTAL	677.0	7,286

Ground Floor Frontage Improvements

The frontage to the property requires improvement/refurbishment and grant assistance may be available to assist with these works. Further details are available through the sole agents or Jane Nelson at Hull City Council. Tel. 01482 612552 / 07713 094470.

Business Rates

The property has the following rateable values

1-2 Whitefriargate (ground & first floor)	£30,000
1-2 Whitefriargate (second & third floor)	£3,850
3 Whitefriargate	£17,000

Interested parties should confirm this information is correct and whether the property is subject to appeal or rates discount relief.

Terms

The property is available on the following terms.

Rent

£55,000 per annum.

Lease Term

10 years or longer subject to 5 year rent reviews.

Repairs and Insurance

The tenant will be responsible for all repairs and decoration to the property.

Insurance

The landlord insures the property and the tenant will reimburse the premium.

VAT

All payments to the landlord are subject to VAT.

EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC

Contacts

Tom Penrose

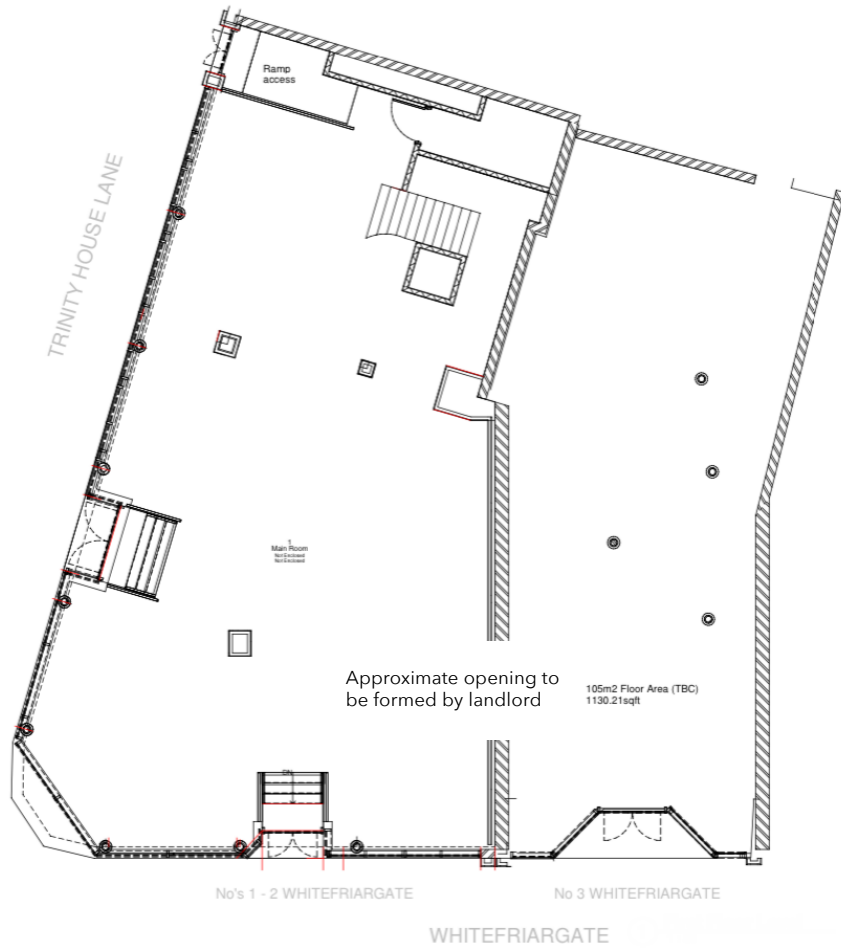
01482 250105
07885 648888
tom@penroseccommercial.co.uk

Matt Penrose

01482 250103
07736 839043
matt@penroseccommercial.co.uk

Amended April 2024

Ref: 0010 (1/2/3)



Ground Floor



First Floor

Not to scale. For identification purposes only.
Interested parties to confirm layout drawings are correct by a further site survey.



Second Floor

