

# FOR SALE

**3-7 UNION STREET**  
HULL, EAST YORKSHIRE, HU2 8HD



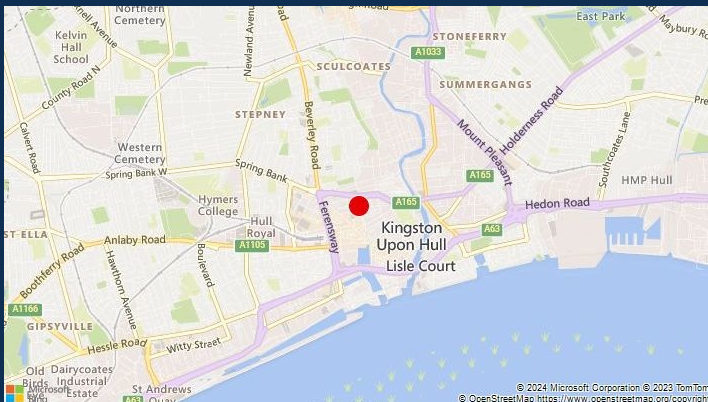
Price - £225,000 Offers in the region of

**OFFICE**

**2,796 sq.ft.** (259.75 sq.m.)

## Property Features

- Period office fitted to a good specification.
- Available freehold on a new lease.
- Close proximity to city centre amenities and transport interchange.
- Benefiting from Class E Use.
- Benefiting from 1 internal car park.



**Enquiries**

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## Location

The property is situated on Union Street which is in close proximity to Albion Street and Baker Street in the heart of Kingston upon Hull City Centre. The property benefits from being in close proximity to Albion Street car park as well as being in walking distance from the transport interchange. The property is ideally situated which enables the premises to have easy access to all City Centre's including St. Stephen's and Prospect Street Shopping Centres.

## Description

The property comprises of a former Victorian Coach House that has been refurbished to a good specification office that incorporates it's original period features. The accommodation includes intercom system, gas central heating, part perimeter trunking for data cabling, category 2 lighting and concertina shutters to the ground floor windows. Internally the premises was formally utilised for 2 offices and has been created into a single office with 2 separate entrances. The ground floor consists of multiple meeting rooms/offices with internal car parking space, bathroom facilities with separate ladies & gents WC facilities and tea point. The first floor consisting of an open plan office with 2 individual offices and kitchen facilities.

## Accommodation

	sq.ft.	sq.m.
3-3a Union Street	1,442	133.96
5-7 Union Street	1,354	125.79

## Service Charge

There is no service charge implemented on this property.

## EPC Rating



## Services

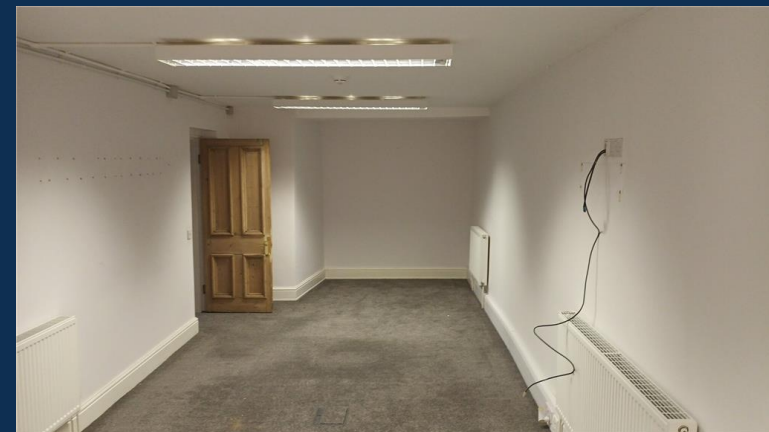
We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Business Rates - 2023/24

The rates have been separated as below:  
3-3a Union Street £5,600  
5-7 Union Street £6,900

## Terms

~[[Property Rent/Price][~]



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