

**16 SAVILE ROW
SAVILE STREET
HULL, HU1 3EF**



MODERN OPEN-PLAN RETAIL UNIT IN EXCELLENT LOCATION, HULL CITY CENTRE

- A large ground floor retail unit with feature stair to upper floors, also used for retail.
- A very strong presence to Savile Street / Queens Court and adjacent office buildings.
- All floors well fitted out for retail use, including retail to first floor.
- An ideal opportunity to take a very adaptable unit on a popular & busy retail street
- In central Hull, and could form a pedestrian link to the newly proposed Ice Arena complex

16 SAVILE ROW SAVILE STREET HULL, HU1 3EF



WHERE IS IT?

- 16 Savile Street is situated in the modern Savile Row development on Savile Street, central Hull.
- Savile Street connects Queen Victoria Square to Queens Court, the BBC Building.
- The property is situated amongst various other local niche operators and in close proximity to Princes Quay Shopping Centre, Whitefriargate and King Edward Street.
- Close to the proposed new Ice Arena leisure re-development of Albion Street Car Park; full details at <https://www.hulldailymail.co.uk/news/hull-east-yorkshire-news/stunning-new-vision-hull-incredible-417918>

WHAT IS IT?

- 16 Savile Street is built to modern standards and can offer a modern retail facility specifically designed to meet current retailer requirements, which is unusual in a high street setting.
- 16 Savile Row benefits from large open plan ground floor retail unit of regular shape and excellent height, and has a feature-glazed stair to large double-room first floor currently used as retail with offices / WC to the rear.
- There is a further stair to second floor, mainly laid out as eaves storage.

HOW BIG IS IT?

GF Retail Area	103.2 sq m	1,111 sq ft
FF Retail Area	129.8 sq m	1,397 sq ft
FF Ancillary	55.9 sq m	602 sq ft
SF Storage	69.6 sq m	725 sq ft

GF, Gross Frontage *5.70 m*
Shop Depth *18.10 m*

Areas measured on a Gross Internal Area basis.

HOW MUCH ARE THE RATES?

- Tenants will be responsible for the payment of rates.
- Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £13,250.
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly on 01482 300300.

ANYTHING ELSE I HAVE TO PAY?

- **INSURANCE.** The Landlord insures the building. The Tenant is responsible for the reimbursement of the Landlord's building insurance premium.
- **LEGAL COSTS:** The Tenant is responsible for payment of the Landlord's reasonable legal costs incurred in the transaction and any Stamp Duty payable thereon.
- **VAT:** The property is VAT registered.

HOW MUCH IS IT?

- The property is offered To Let on a very competitive rental of £24,000 per annum on a typical commercial full repairing and insuring Lease on the usual three-year pattern.

WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through Sole Agents NT3 Chartered Surveyors 01482 218299.
- Draft Details Subject to Clients Approval.
- Date: February 2018. File Ref: A737.



**Unit 9, Waterside Park,
Livingstone Road
Hessle, Hull, HU13 0EG
Tel: 01482 218 299
Fax: 01482 218 272
JACQUI TROTT 07912 177 881
CHRIS NOBLE 07872 142 344**

IMPORTANT. nt3.co.uk Chartered Surveyors for themselves and for the Sellers or Lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline for the guidance of intending Buyers or Lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary planning permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending Buyers or Lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of **nt3 Chartered Surveyors** or associated companies has any authority to make or give any representation or warranty whatever in relation to this property; (iv) any prospective Buyers or Lessees must satisfy themselves independently as to the incidence of VAT in respect to any transactions; (v) **nt3 Chartered Surveyors** does not provide any legal, financial or other advice. If you are in any doubt, contact us and also please seek independent professional advice. **Postcodes cited will require confirmation via Royal Mail.**