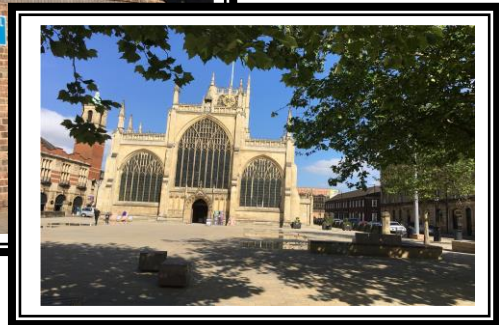


**9 GRAMMAR SCHOOL YARD  
FISH STREET  
HULL, HU1 1SE**



**CITY CENTRE OFFICES**

- Excellent second floor office in the heart of Hull`s historic Old Town business district.
- 30.19 sq m / (325 sq ft) open plan.
- Double glazed, fully furnished, heated and carpeted throughout and electronically controlled entry system. Lightstream is available within the offices.
- Within walking distance of all Hull`s main shopping, business and transport facilities.
- Private car parking space to the rear.



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# 9 GRAMMAR SCHOOL YARD FISH STREET HULL, HU1 1SE



## WHERE IS IT?

- The property is situated on the corner of South Churchside and Fish Street in the heart of Hull City Centre's main business district. Occupiers of these offices are able to benefit from all the shopping, transport and business facilities available in the City Centre, all of which are within easy walking distance.

## WHAT IS IT?

- The accommodation available comprises a second floor office suite at the front of a building, accessed by way of a shared electronically controlled ground floor entrance from Fish Street. The office is in an open plan format, carpeted, fully furnished, newly decorated and has the usual staff facilities to the rear. Externally the premises have the benefit of one private car parking space allocated with the offices (subject to availability).

## HOW BIG IS IT?

- The accommodation, on a net internal area basis, briefly comprises:
- Second Floor      325 sq ft      (30.19 sqm) approx.

## HOW MUCH IS IT?

- The commencing rental will be based on £4,750 per annum exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Standing Order.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: June 2018. File Ref: A288.

## HOW MUCH ARE THE RATES?

- The 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 £2,350.
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.
- From 1 April 2018 eligible rate payers receive 100% relief on properties with a Rateable Value of £12,000 or less. This is applicable to occupation of one commercial property only. Further information from the Local Authority.

## ANYTHING ELSE I HAVE TO PAY?

- VAT:** We have been advised the property is not VAT registered.
- REPAIRS AND INSURANCE:** The Tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium applicable thereto.
- SERVICE CHARGE:** The Tenant will be responsible for payment of a fair proportion of Landlord's expenses incurred in respect of repair and maintenance of the property, cleaning, lighting, heating of any common areas and management of the same, including rent collection. Further details available from NT3.

## ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of E101.



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