



## 20 Wilton Street, Hull, HU8 7LG

- **Ground Floor Office Premises**
- **Newly Refurbished**
- **Ideal step up from Home Working**
- **c. 49.8m<sup>2</sup> (535 ft<sup>2</sup>)**
- **Short Distance from City Centre**
- **Possible Alternative Uses (stp)**

**£400 Per Calendar Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS  
Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)  
Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB  
Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)  
Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

# 20 Wilton Street, Hull, HU8 7LG

Self contained ground floor office premises having been refurbished to a good standard close to the A165 Holderness Road/Witham a short distance from Hull City Centre. The immediate area is of a mixed commercial and residential use.

## Location

The property is located on Wilton Street, which connects with the A165 Holderness Road, approx. 0.9 miles from Hull City centre and is convenient for this main arterial road and the A63 giving access from east to west across the city.

## Accommodation

The accommodation is to the ground floor and comprises of a number of office rooms and newly fitted kitchen and WC. The Net Internal Area (NIA) extends to approximately 49.8m<sup>2</sup> (535ft<sup>2</sup>)

## External

On street parking is available.

## Services

Mains water, drainage and electric are connected.

## Terms

The unit is available under a lease, based upon multiples of three years on the following terms, conditions and rent,

## Rent

The commencing rent on the unit exclusive of business rates and all other outgoings payable monthly in advance by bankers order is based upon £400 PCM. Deposit is one month's rent.

## Repairs & Insurance

The incoming tenant will be responsible for all internal repairs and any redecoration's, a photo condition schedule will be prepared prior to occupation. A proportion of the sum as the Landlord may spend on insuring the premises will be payable annually in addition to the rent. Further details are available upon request.

## Business Rates

The tenant will be responsible for the payment of the business rates. Internet enquiries through the Valuation Office Agency website have revealed the property has a current rateable value of £2,800 subject to either the national or small business multiplier or other reliefs. Interested parties should clarify this position with the local rating authority, Hull City Council.

## VAT

We are advised that the premises are not registered for VAT and therefore VAT will not be charged in addition to the rental sums quoted.

## Possession

Possession of the office suite would be available following completion of the lease documentation, payment of the first months rent & deposit

## Costs

A referencing charge of £90.00 incl. VAT and lease/photo condition schedule contribution of £225.00 incl. VAT will be payable by the incoming tenant towards these costs.

## Energy Performance Certificate (EPC)

The property has an Energy Efficiency Rating of C. A copy of the EPC Certificate in relation to the premises EPC are available upon request.

## Viewings

By appointment through the Sole letting Agents Leonards (01482) 37521 (Ref: MJB/RMB)

1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are, give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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