



ONLINE BROCHURE

61 Market Place, Hull

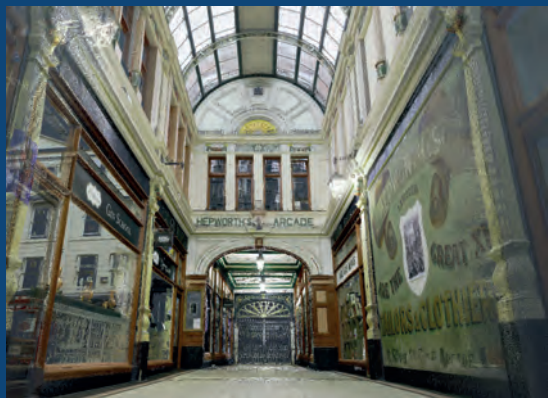
125 Year Lease...

- ✓ Grade II Listed
- ✓ Old Town Location
- ✓ Adj. Trinity Market
- ✓ Above Hepworths Arcade



ABOUT THIS PROPERTY

Offers a redevelopment opportunity to either create bespoke office suites or a unique residential development in the heart of Hull's Old Town.



Exciting redevelopment opportunity

GET IN TOUCH

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MORE INFORMATION

- The property is available with a guide price of £120,000.
- Expressions of Interest are invited to acquire a 125 year long leasehold of the property.
- Offers should be supported by a development proposal.

Business Rates The property has a rateable value of £10,250.

As the building is listed, business rates would not be incurred whilst vacant.

This is provided for information purposes only and interested parties should make their own enquiries as to rates payable.

Planning and Development

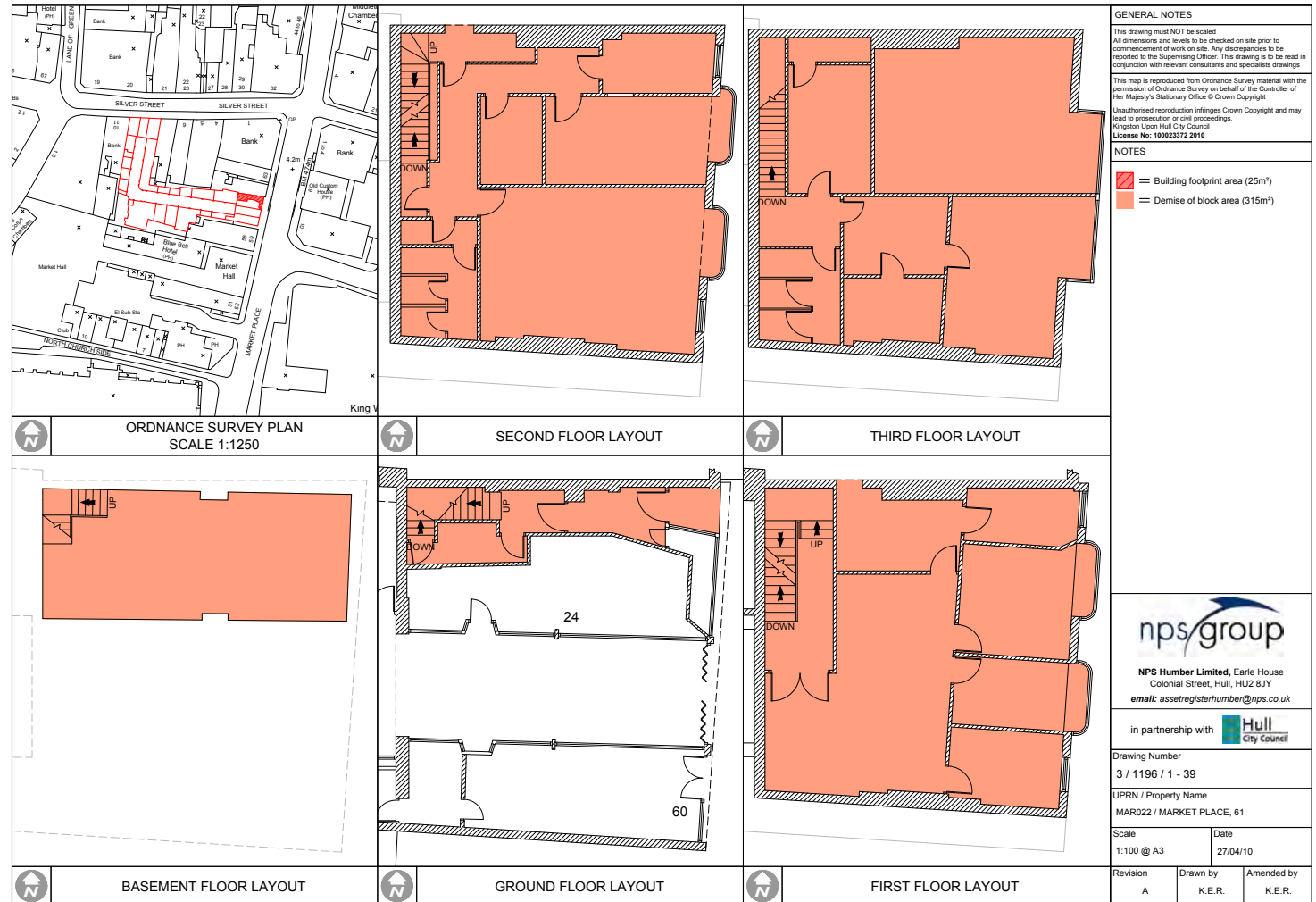
Interested parties are advised to make their own enquiries with the Local Planning Authority

Prior to being vacated, the primary use since at least Nov 2008 is documented under the planning class A2: Professional Services.

Forming part of the Hepworth Arcade the building was constructed in 1890 and is Grade II Listed. The property is located within the Old Town Conservation Area.

Under the Hull City Council flood zones sequential test the site lies in flood risk zone 3a ii (medium).

Plan

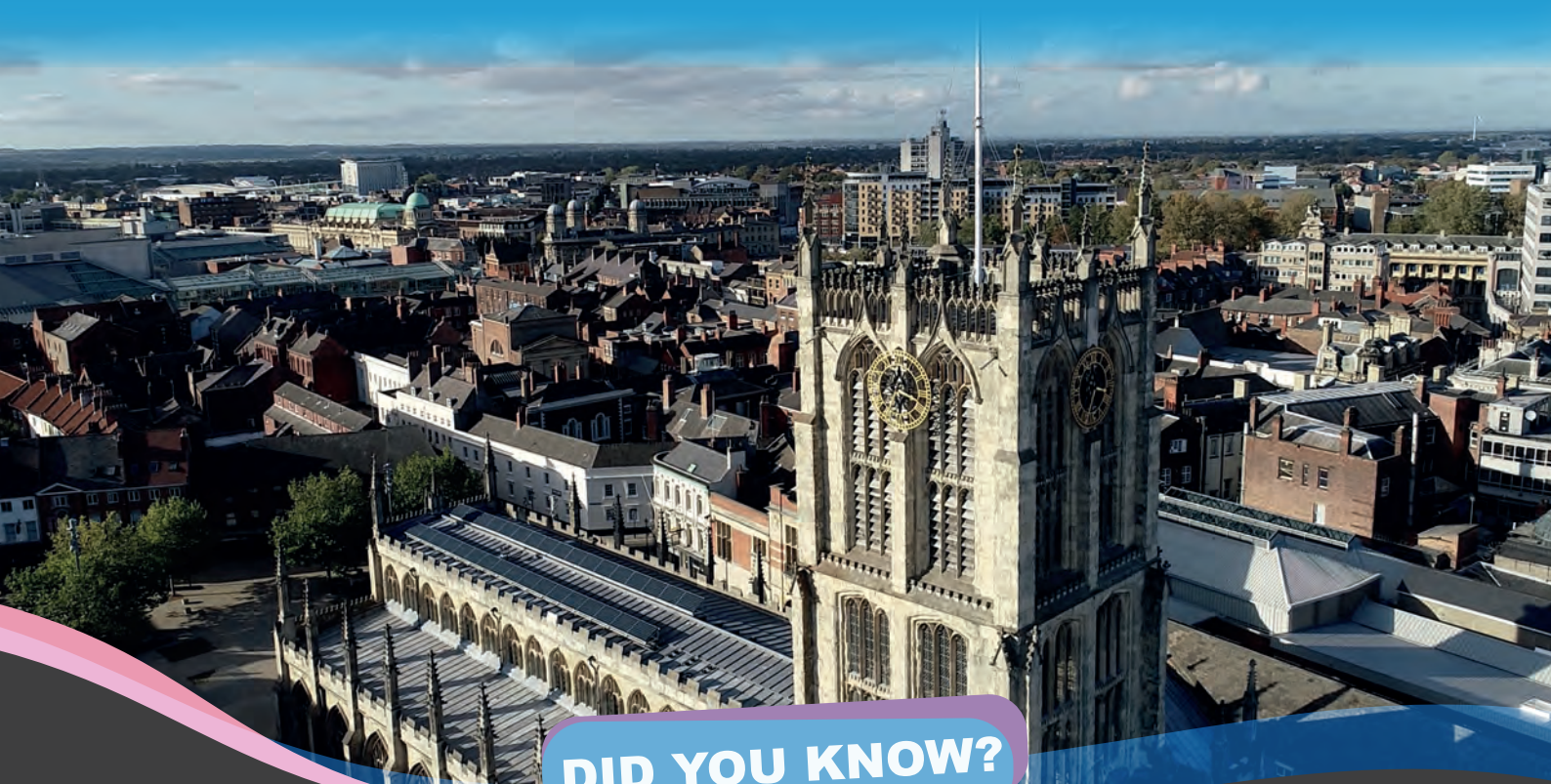


NOT TO SCALE

* Disclaimer NPS Property Humber Limited for itself and for the vendors of this property hereby gives notice that:- 1. These particulars are intended to give a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or a contract. 2. All descriptions, dimensions, areas, references to condition and if necessary permission for use and occupation and their details are given in good faith and are believed to be correct. However, no guarantee of accuracy can be given, and any intending purchaser(s) must satisfy themselves by inspection, survey or otherwise as to the correctness of each of the statements contained in these particulars. 3. Neither NPS Property Humber Limited nor its employees have authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. 4. No responsibility will be accepted for any expenses incurred by any intending purchaser(s) in viewing, inspecting, making further enquiries or submitting offers in respect of the property. 5. We will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars. 6. CGI's (Computer Generated Images) have been prepared for illustrative purposes and are indicative only. 7. Journey times to and from the development are for guidance only and prospective purchaser(s) should make appropriate enquiries.

ABOUT HULL

Hull is a city with pulling power. Ranked as one of the best locations for business in the UK, the city now has more jobs than ever before. More than one million people live in Hull and its hinterland with over half of those within the city centre. Since Hull won the bid for City of Culture in 2017, over 1.5 billion pounds has been invested.



DID YOU KNOW?



395,304*

VISITED HULL VIA
TRAIN IN 2018



618,686*

HULL'S WEEKLY
FOOTBALL



£1.5 Billion*

INVESTED SINCE 2017
HULL CITY OF CULTURE



284,321

PEOPLE LIVE IN
HULL

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