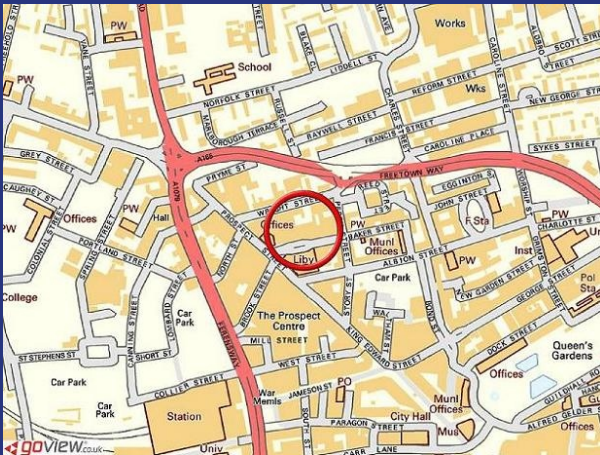


# FOR SALE

**5 BAKER STREET  
PROSPECT STREET  
HULL  
HU2 8HP**

- Former Night Club premises situated over 2 floors.
- Ground floor - open plan dance floor area, bar, cellar and toilets.
- First floor - bar, dance floor area, glass-wash area, office and toilets.
- Within close proximity to St. Stephen's and Prospect Shopping Centres.
- Requires fitting out.



## LEISURE

8,260 sq.ft. (767.35 sq.m.)

### Price / Rent

**£450,000**

**On application**

### Enquiries

Paul White

DDI: 01482 312366

[paul.white@garnessjones.co.uk](mailto:paul.white@garnessjones.co.uk)

Zoe Clarvis

DDI: 01482 312367

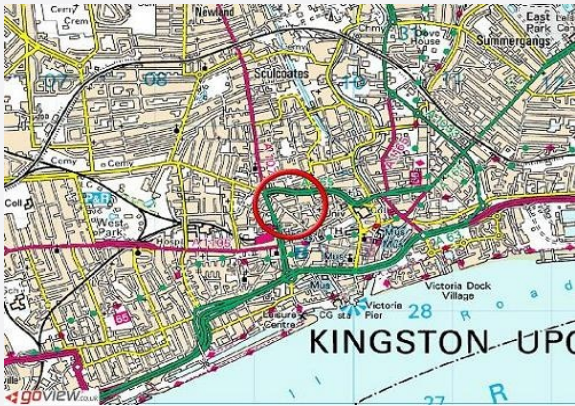
[zoe.clarvis@garnessjones.co.uk](mailto:zoe.clarvis@garnessjones.co.uk)

**GARNESS  
JONES**

**Chartered Surveyors**

[www.garnessjones.co.uk](http://www.garnessjones.co.uk)

01482 564564



## Location

The property is situated on Baker Street which is in the heart of the City Centre in an area known as the `New Town`. The property has a mid-terraced position and is adjacent to the Fuel Bar. The City`s main retail area lies within a short walking distance and is occupied by the majority of major retail operators including Next, Boots and Debenhams together with St. Stephen`s Shopping Centre.

## Description

The property is a two storey building which is of a brick construction with a multi pitched slate covered roof. The premises was formerly used as a Night-Club and the ground floor comprises of an open plan dance area with bar and w/c facilities. On the first floor is a further dance area, bar, w/c facilities together with kitchen, office and staff room. The accommodation will require a new fit out.

## Accommodation

	SQ FT	SQ M
Gross internal area divided between the two floors	8,260	767.35

## Service Charge

There is no service charge implemented on this estate

## Services

We believe all mains services are connected to the premises however utility providers may have disconnected services to the premises.

## EPC Rating

A copy of the EPC certificate is available upon request.

## Business Rates - 2017/18

RATEABLE VALUE	RATES PAYABLE
£36,000	£17,244

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

## Terms

Rent on application. VAT will be payable on the passing rent.

We have been instructed to seek offers in the region of £450,000 for the freehold interest.

**GARNESS JONES**  
**CHARTERED SURVEYORS**  
 79 Beverley Road, Hull, HU3 1XR

