For Sale

by informal tender

Park Street Centre
Park Street
Hull
HU2 8RR

July 2016

- Development/refurbishment opportunity of a Grade II listed property
- Exceptionally well-located site in Hull - the UK City of Culture for 2017
- Close to Hull Paragon Interchange station and St. Stephens Shopping Centre
- Freehold for sale by informal tender
- The property extends to 47,749 sq ft (4,436 sqm) approx.
- Site area of approximately 1.07 acres (0.43 ha)
The opportunity

The sale of Park Street Centre provides an opportunity to acquire a Grade II listed building and encompassing land in Hull City Centre.

Location

Park Street Centre is located on the corner of Park Street and Londesborough Street in Hull City Centre. The property is located opposite to the St. Stephens Shopping Centre. The KCOM Stadium, home to Hull City Football Club as well as rugby league club Hull FC is located 0.7 miles west of the property.

Hull Paragon Interchange train station is adjacent to the St. Stephens Shopping Centre, therefore ideally located within close proximity to the property. The A63 trunk road is also located approximately 1.5 miles to the south of the property, from which access to the M62 can be gained.

The property is also located very close to Hull Royal Infirmary, approximately 0.6 miles to the west of the Park Street Centre. As part of a wider investment programme to healthcare in the area, Hull University have recently begun construction on a £25m medical facility, which is to become the centrepiece to the new health campus, and is due to open in the 2017/18 academic year.

Description

The property extends to 47,749 sq ft (4,436 sqm) approximately, as measured by Hull College. The site extends to approximately 1.07 acres (0.43 ha) and is broadly rectangular in shape. The Park Street Centre occupies a large portion of the site. The remainder comprises soft-landscaped areas and hard-standing areas.

The property was built in 1867 and was used by the Port of Hull Society’s Sailors’ Orphan Homes as an orphanage, but converted to educational use c.1950. Since its construction, there have been a series of additions and alterations made to the building dating from the mid to late 20th Century; however it still maintains some original character. At present, the building is occupied by The Hull College School of Creative Arts, who are due to vacate in September 2016.

Planning

The property is within the administrative boundary of Hull City Council and has been listed by English Heritage as Grade II (list entry number 1197704). Initial discussions with the Council have indicated broad support for the reuse of the building for alternative uses, including, potentially, residential conversion.

Disposal process

We are instructed by Hull College Group to market for sale the freehold interest in the property. Informal tenders are invited by the bid deadline, details of which are contained in the information pack along with the bidder instructions, a bidder pro forma, details of the viewing days and further technical information.

Further information on the property and the disposal process is available via the GVA website: www.gva.co.uk/9958

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