



To Let

959.3 sq m (10,326 sq ft)

10-12 Whitefriargate
Hull, East Yorkshire, HU1 2ER

RETAIL

Kingston Upon Hull.

01. Kingston Upon Hull is a top 20 UK city in terms of population.

02. Kingston Upon Hull was UK City of Culture in 2017 generating major inward investment.

03. Kingston Upon Hull is located on the River Humber which is the UK's busiest estuary port complex and the gateway to Northern Europe.

04. Kingston Upon Hull is becoming recognised as the 'Green Capital' of the UK, home to the rapidly growing wind turbine industry lead by Siemens Gamesa.

05. Kingston Upon Hull has the most quickly expanding ultra fast broadband network in the UK (operated by KCOM, the UK's only private telephone company).

06. Kingston Upon Hull has easy access to the beautiful surrounding North Yorkshire National Park and outstanding East Yorkshire Coast.

07. Major employers in Kingston Upon Hull include Siemens Gamesa, Smith and Nephew, Arco, ABP, MKM, KCOM, Ideal Heating, Croda, Ineos and BP.

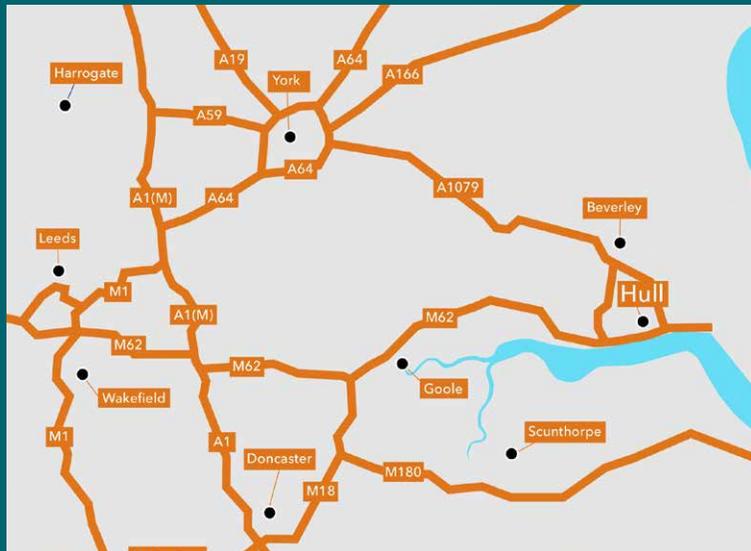
Edinburgh

TRANSPORT LINKS

Transport in and out of Hull has never been easier. The M62 motorway, one of the main east-west routes in the north of England, connects Hull to Leeds and beyond.

Trains leaving Hull Paragon Interchange, the city's major transport hub, run regularly to many surrounding towns and villages, and if you cannot get a train you will certainly be able to catch a bus.

Seven direct rail services run to London from Hull every day (Mon-Fri) in as little as 2 hours 40 minutes and an hourly service connects the city to Leeds and Manchester. A twice hourly service runs to Doncaster and Sheffield.



CULTURE

Hull is a city that has often been overlooked but there is a lot more to Hull than meets the eye. Hull is a hub for exchange of ideas and free thinking, something that has been passed down from years gone by, just look at William Wilberforce (abolitionist) and Amy Johnson (Aviator).

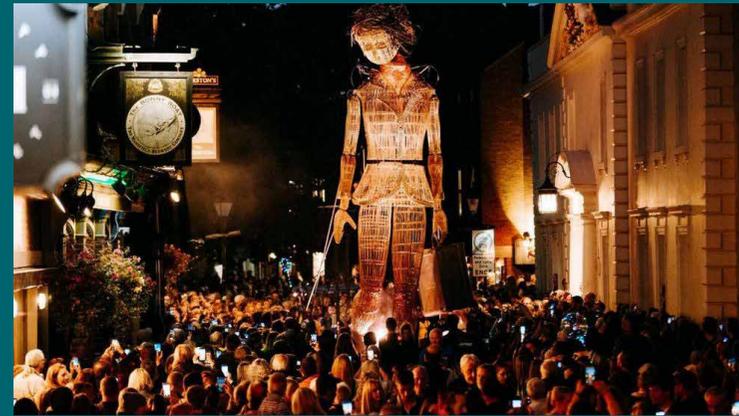
Hull was awarded the City of Culture in 2017, an accolade awarded by the Department for Digital, Culture, Media and Sport every four years in the UK. This acted as a springboard for national attention and instilled a new sense of pride in the City's residents.

Hull hosts an annual award winning Freedom Festival, celebrating the life of Hull's most famous son, William Wilberforce. Typically held at the end of August, The city is filled with dance, street theatre, music and exhibitions.

Hull Truck Theatre label's itself as 'producing and presenting inspiring theatre that reflects the diversity of modern Britain'. A theatre created by Mike Bradwell in the late 1970's that has continued to foster the talents of many local and international actors.

The city is home to the impressive MKM stadium which opened it's doors to major league football and rugby in 2002. The multi purpose facility hosts many international sporting fixtures alongside huge sell out arena tours for artists including R.E.M, Elton John and Neil Diamond.

The Bonus Arena is the newest state of the art venue in the City. Since opening in 2018 the arena has hosted shows from van Morrison, The Courteeners and Kaiser Chiefs.



Freedom Festival 2018



City of Culture light show on the Maritime Museum



Hull Truck Theatre



Light Show on the Deep as part of the City of Culture



Bonus Arena



Within easy walking distance of the museum quarter, the internationally renowned Deep Submarium, the Marina and a vast array of shops, cafés, bars and leisure facilities, Whitefriargate has it all.



Humber Street, Fruit Market at dusk



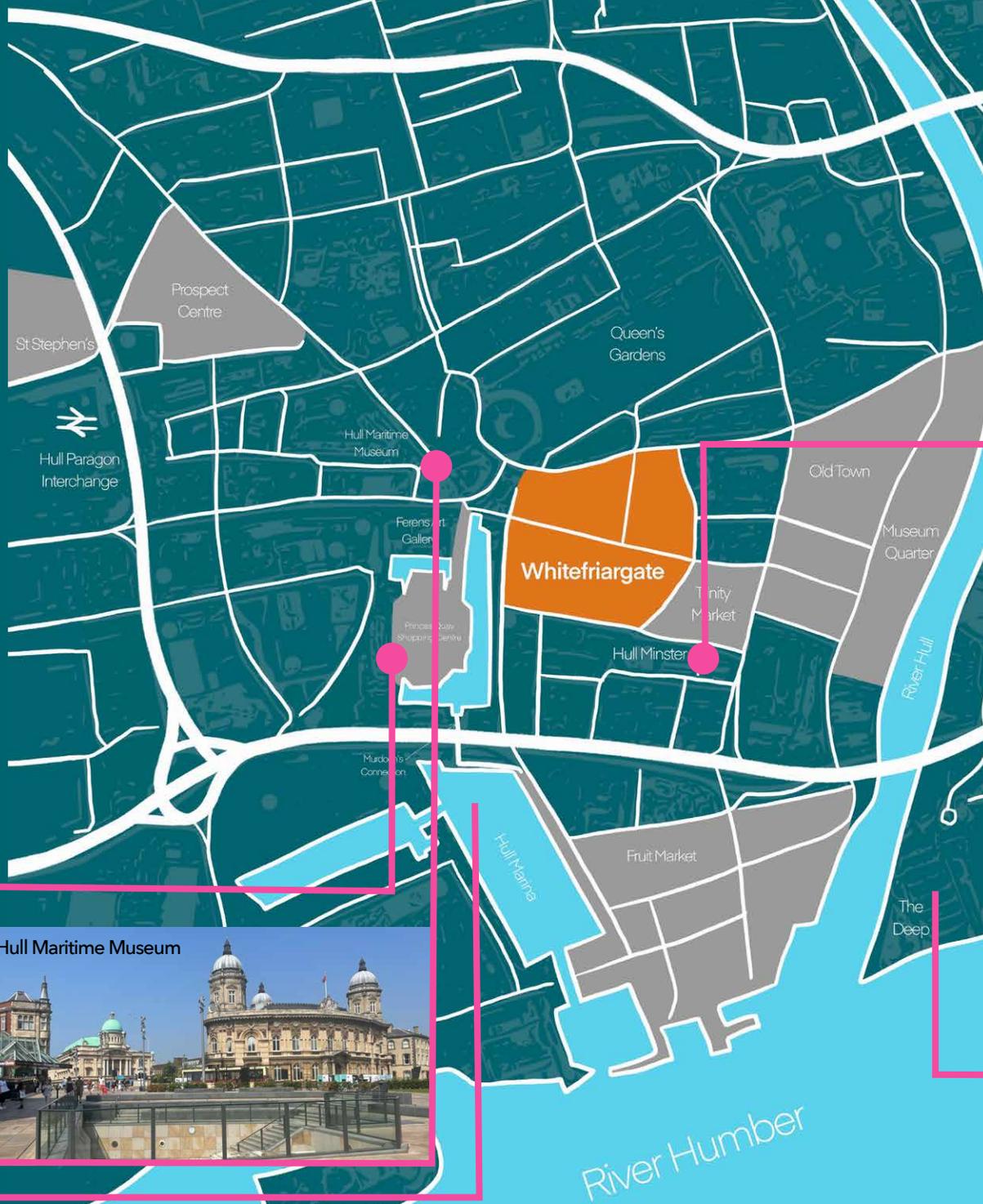
Princes Quay Shopping Centre



Hull Marina at dusk



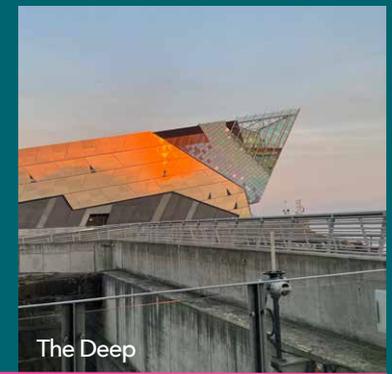
Hull Maritime Museum



Hull Minster



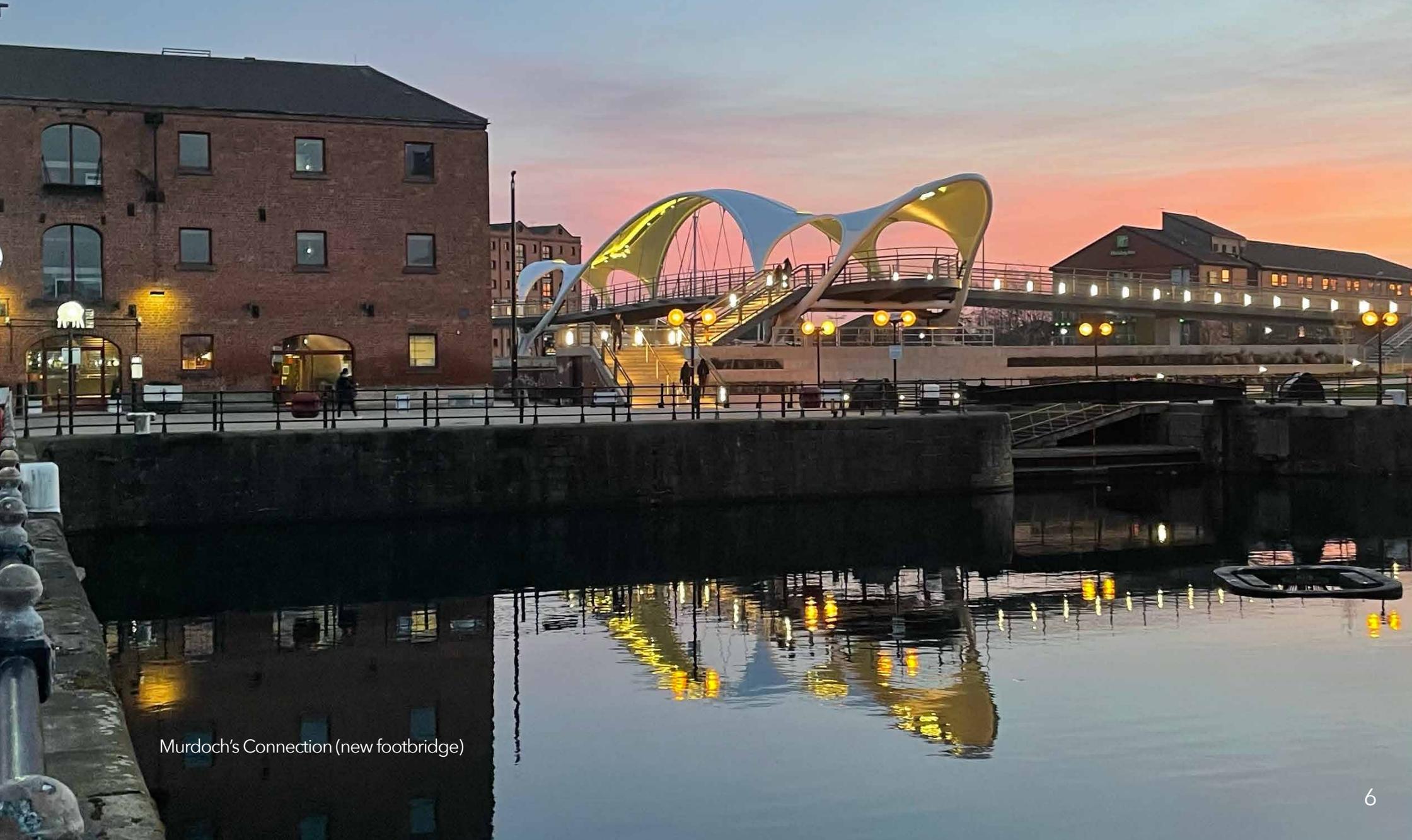
Humber Street, Fruit Market



The Deep

REAL REGENERATION

At £25m, the regeneration of Hull's city centre is one of the UK's largest and most ambitious public realm schemes. It has helped transform perceptions of Hull and instilled a new pride in Hull's residents.



Murdoch's Connection (new footbridge)

Location

Located in East Yorkshire, Kingston upon Hull is a major city and international port, situated on the north bank of the Humber estuary. The city has experienced vast regeneration after being awarded UK City of Culture in 2017. Hull is a leading pioneer in the UK renewable energy market through the Siemens Gamesa Renewable Energy site.

Hull has excellent road connections via the M62, M18 and M180 motorways, with the Humber Bridge providing access to Humberside International Airport, and London, Kings Cross, only 2.5 hours direct train journey away.

Within easy walking distance of the museum quarter, the internationally renowned Deep subarrium, the Marina and with a vast array of shops, cafes, bars and leisure facilities, Whitefriargate has it all.

10-12 Whitefriargate lies as the centre of what is regarded as one of Hull's premier retailing streets, opposite Parliament Street.

Description

The property comprises of accommodation over five floors with the main accommodation being ground and first floor with storage to the second floor. Further accommodation is available to the third floor and attics.

The ground floor sales area is predominantly open plan. To the first floor is a range of storage and staff areas which could be opened up again to create a large open plan area, which was once a grand ballroom. Any alterations may be subject to planning permission/Listed building consent.

Accommodation

(All areas are approximate)

	Sq m	Sq ft
Ground Floor Sales	353.2	3,802
Ground Floor Stores	32.8	353
First Floor	422.0	4,542
Second Floor	87.3	940
Third Floor (not measured)	-	-
Attics (not measured)	-	-
TOTAL	895.3	9,637

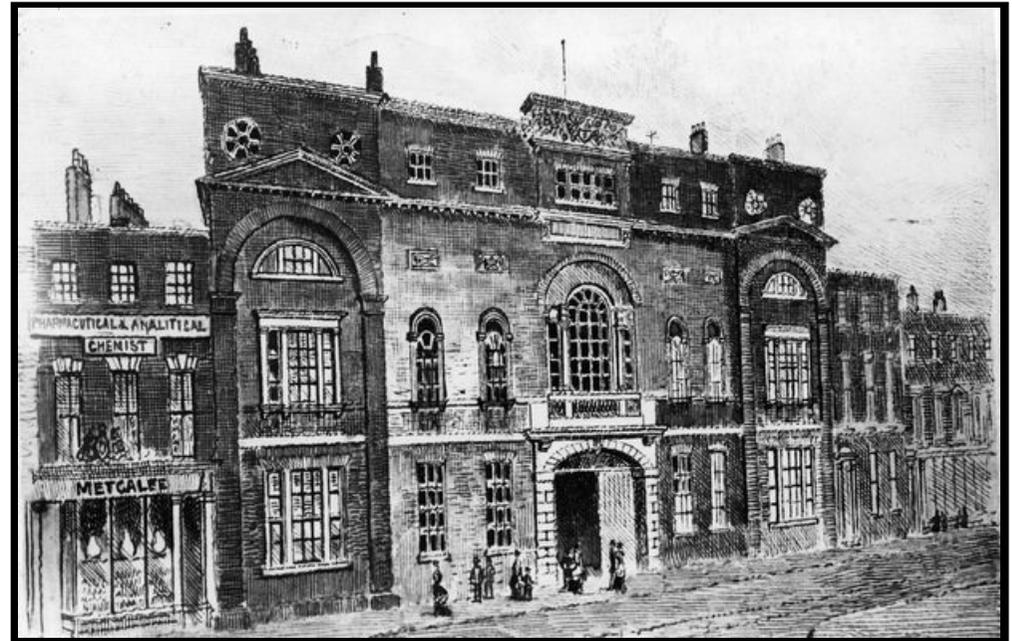
History

10-12 Whitefriargate has an illustrious past initially as an Inn and hotel known as the Neptune, complete with banqueting hall and ballroom.

The Neptune was built in 1797 to cater for merchants who arrived at the Queens Dock which stood on what is now Queens Gardens. In 1815 it became the Custom House, a role it fulfilled for 100 years.

In 2001, the building was given a blue heritage plaque, which reads "Built in 1797 as the town's premier hotel, The Neptune Inn was Hull's custom house for nearly 100 years". The building is one of only a few Grade II* Listed buildings in the City.

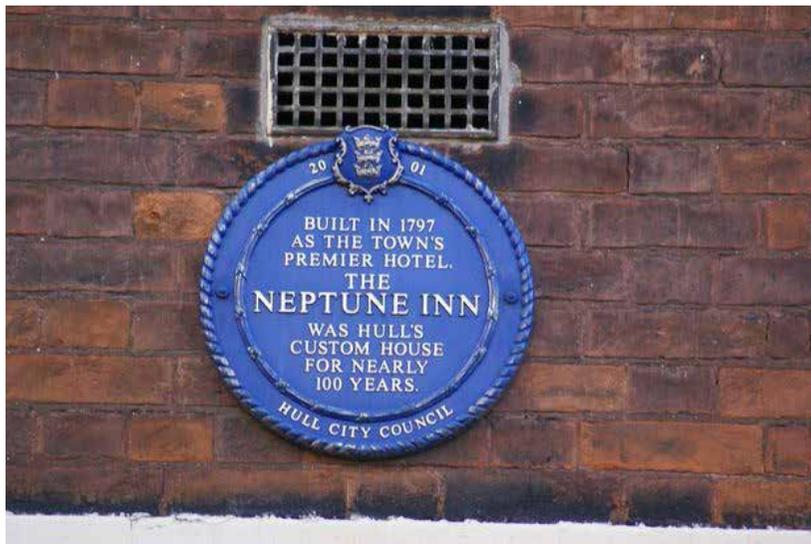
The building had been occupied by Boots Chemist for over 80 years.



An artists interpretation of the Neptune Hotel and Inn from 200 years ago.

Ground Floor Frontage Improvements

The ground floor frontage to the property may qualify for grant assistance towards improvement works, further details are available through the sole agents or Jane Nelson at Hull City Council. Tel. 01482 612552 / 07713 094470.



In 2001 the building was given a blue heritage plaque



A 1980's view along Whitefriargate

Business Rates

The property has a rateable value of £30,250

Interested parties should confirm this information is correct and whether the property is subject to appeal or rates discount/relief.

Terms

The property is available on the following terms.

Rent

On application

Lease Term

5 years or longer subject to 5 year rent reviews.

Repairs and Insurance

The tenant will be responsible for internal repairs, decoration, and maintenance of the shop front.

Service Charge

A service charge will be levied for a fair proportion of the cost of external repairs.

Insurance

The landlord insures the property and the tenant will reimburse the premium.

VAT

All payments to the landlord are subject to VAT.

EPC

A copy of the Certificate and Recommendation Report is available on request.

Contacts

Tom Penrose

01482 250105

07885 648888

tom@penrosecommercial.co.uk

April 2024

Matt Penrose

01482 250103

07736 839043

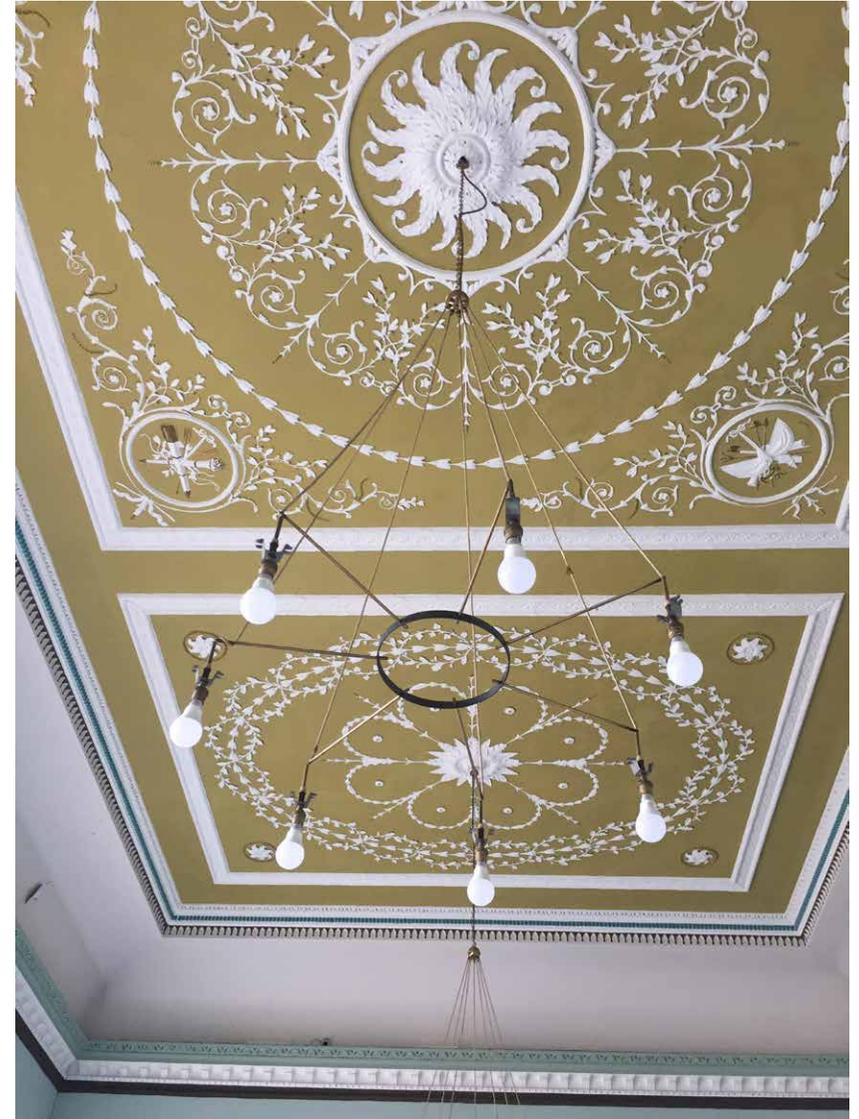
matt@penrosecommercial.co.uk



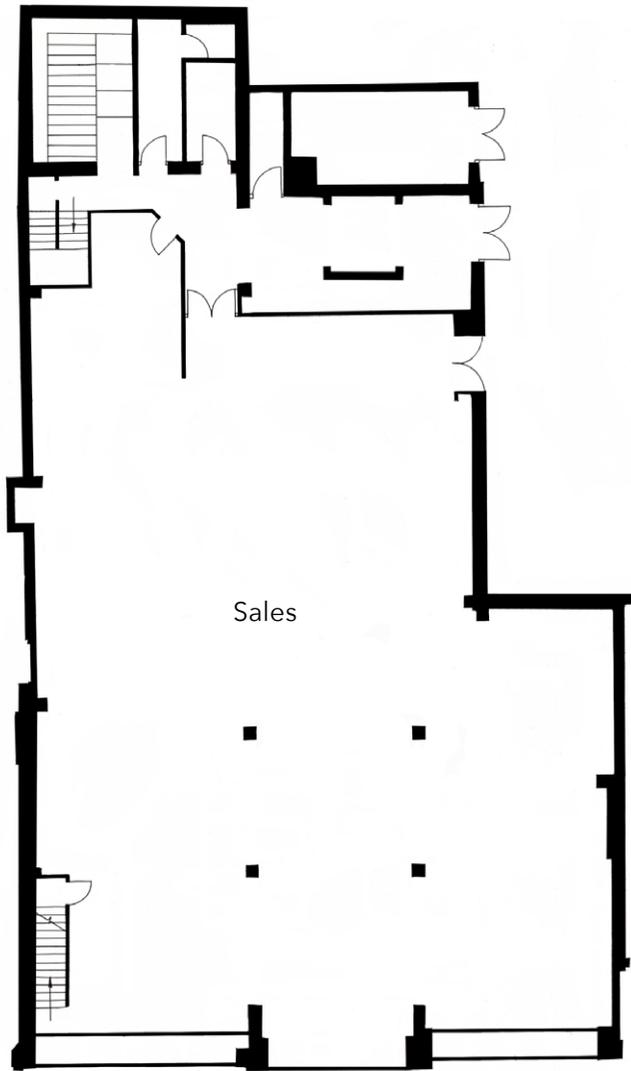
View down Parliament Street towards 10-12 Whitefriargate



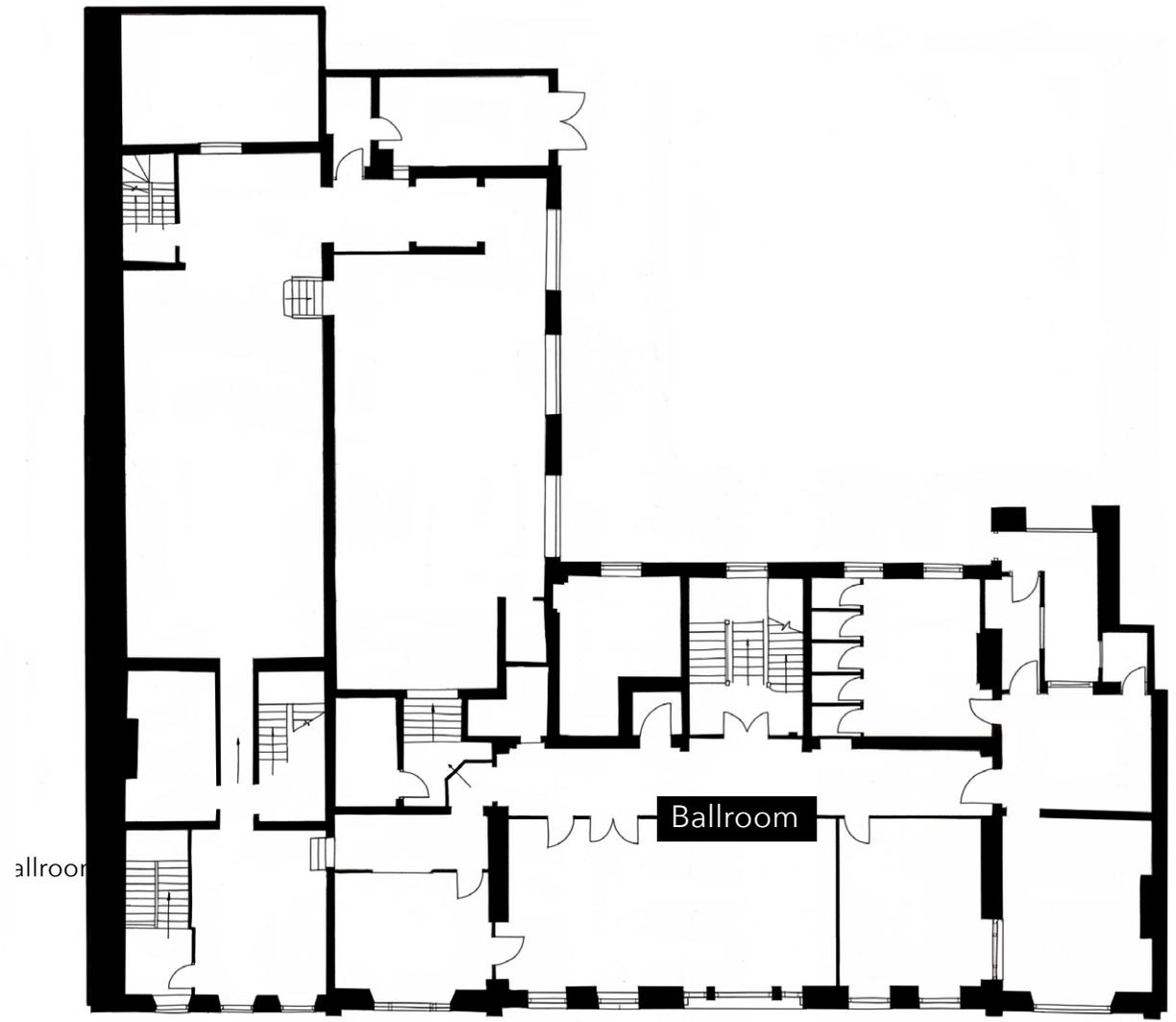
Ballroom in first/second floors, 10-12 Whitefriargate



Ornate ballroom ceiling



Ground Floor



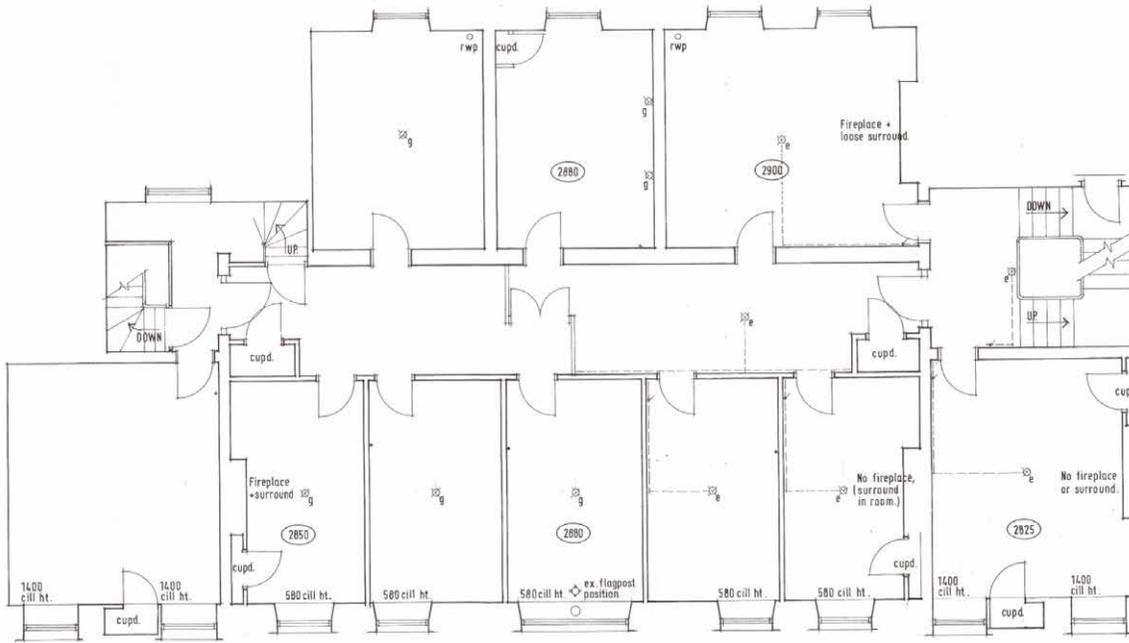
First Floor

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



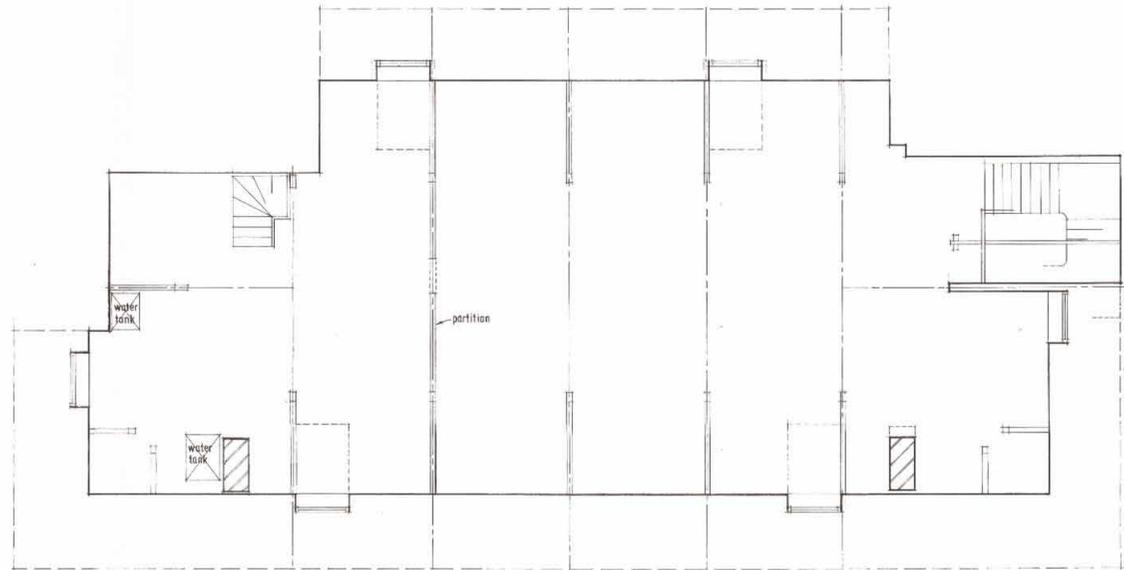
Second Floor

NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Third Floor

Attic



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