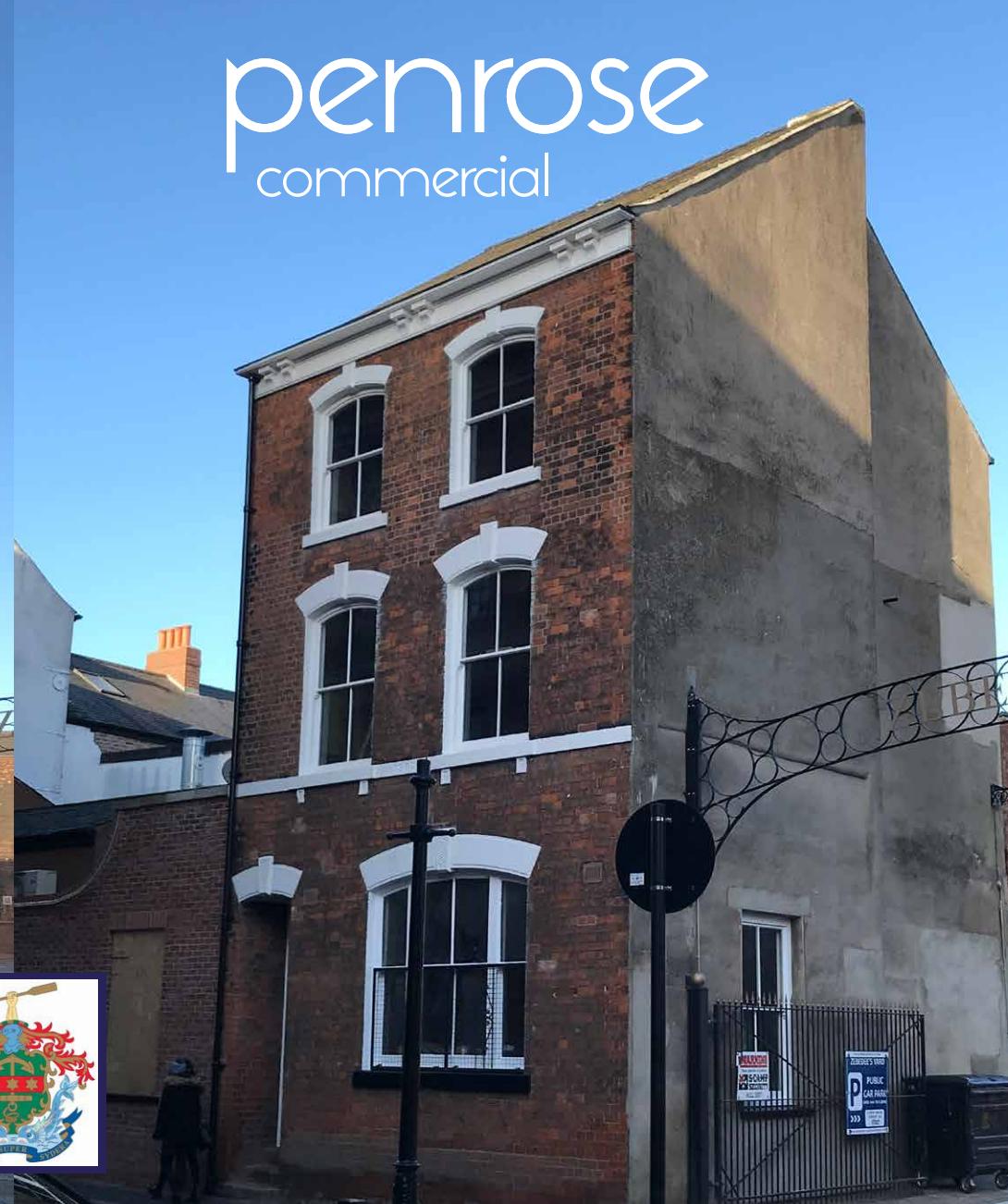


penrose
commercial



To Let

Class E Use

On The Instruction Of Hull Trinity House
21 Posterngate
Hull, HU1 2JN

RETAIL
CAFE / BAR

- Very attractive Victorian Building
- Located in the heart of the Old Town Conservation Area
- Refurbished and extended by the landlords, Hull Trinity House
- Very attractive conservatory extension
- Two independent one-bedroomed apartments to the first and second floors (available by separate negotiation)
- Available on new minimum 5 year lease

Location

Posterngate is a busy link from Princes Dock side through to Trinity Square. The property lies within the heart of the Old Town Conservation Area which is undergoing a major renaissance. The property lies at the entrance to Zebedee's Yard car park and event space which generates huge visitor numbers throughout the year.

Description

The property comprises of a previously used ground floor retail unit which has been substantially extended with the addition of a very attractive glazed conservatory. The ground floor refurbishment works include the provision of staff and customer/disabled WCs.

The ground floor will be let ready for tenant's immediate fit out. The first and second floors comprise two very attractive self-contained one-bedroomed apartments fully refurbished to include new kitchens and shower rooms, available if required, subject to negotiation.

Accommodation

The property comprises of the following accommodation.

	Sq m	Sq ft
Ground Floor		
Cafe / Bar / Conservatory	66.50	715
First Floor *		
Living/Dining/Bed/Shower Room		
Second Floor *		
Living/Dining/Bed/Shower		

Small side and rear yard with external bin store area

* Independent flats available by separate negotiation

Business Rates

The property has a current and proposed Rateable Value from April 2026 of £5,100. The small business rates multiplier of 38.2p may apply. Interested parties should satisfy themselves directly with HCC as to the amount to be paid.

Lease Term

The property is available on a new 5 year lease or longer with 5 year rent reviews.

Rent

£13,000 per annum plus VAT (FOR GROUND FLOOR ONLY)

Repairs and Insurance

The Tenant will be responsible for repairs to the interior windows and doors, and decorations to the premises.

Insurance

The tenant will reimburse the insurance premium on part of the building.

Service Charge

The tenant will pay a service charge of £1500 per annum towards the costs of external repairs.

VAT

All payments under the lease will be subject to VAT.

EPC

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

Planning Permission

Planning permission was approved on the 26 October 2018 for an extension and a change of use from vacant shop to Café/Bar (A3/A4) with two upper floor self-contained apartments (Reference Number 18/00868/FULL). A copy of the planning permission is available from Penrose Commercial. Interested parties should confirm directly with Hull City Council that the planning permission is suitable for their use.

Contacts

Tom Penrose

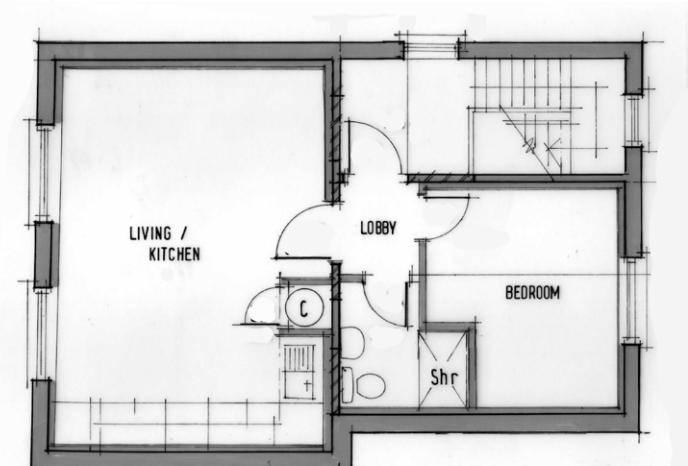
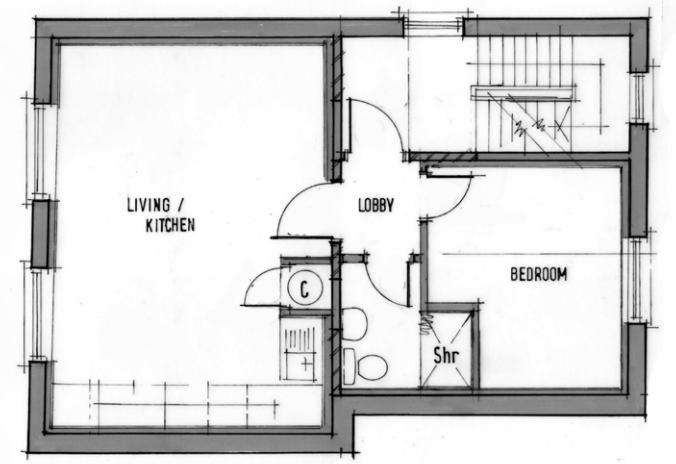
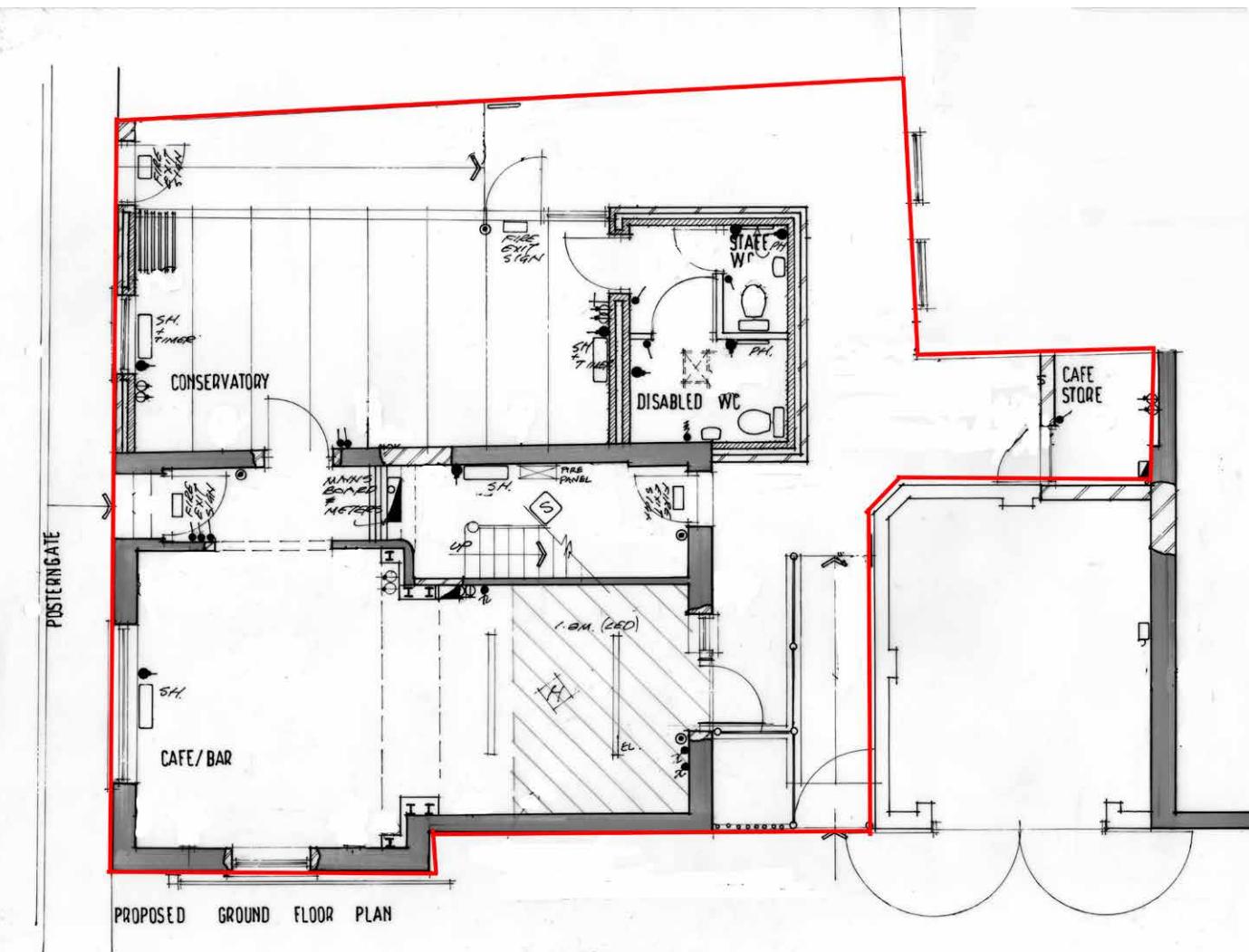
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NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

January 2026

