

# MARITIME HOUSE

KINGSTON STREET, HULL HU1 2DB

FOR SALE / OFFERS INVITED

Office Building with  
Residential Planning Consent

# DORIC

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\*Artists Impression

ALL ENQUIRIES

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## EXECUTIVE SUMMARY

- Freehold with vacant possession.
- Prominent detached office of c. 800 SM / 8,611 SF on c. 0.4 acres.
- Continued office use potential.
- Benefits from planning (Ref: 22/00333/FULL) to redevelop and extend to allow for 21 apartments totalling 1,710 SM / 18,503 SF and 15 car parking spaces.
- Gateway location to Hull Marina and the Fruit Trades Cultural Quarter.
- May suit HMO use subject to any necessary consents.
- Excellent GDV (Gross Development Value) Potential.
- Offers Invited.

The freehold property comprises a prominent 2-storey detached office building of c. 800 SM / 8,611 SF, split equally across ground and first floors, on a total site area of c. 0.4 acres. The property is of a condition and has been maintained to allow for continued office use. Immediately adjacent and completed in 2020 is Maritime Court, an exclusive development of four contemporary 3-storey townhouses. The general tone of this high-end development coupled with other nearby investment has established a strong value base. The wider area that extends to include the old town, Humber Street and the Fruit Trades Cultural Quarter has been the main focus of investment within the city of Hull in recent years.



## PLANNING & ACCOMMODATION:

On 1st September 2023 detailed planning was approved by Hull City Council for the 'Conversion of and extensions to the existing building to form 20 apartments and a ground floor management office' (Ref: 22/00333/FULL). 15 car parking spaces are also permitted under the approval. Change of use of the management office to an apartment is likely to be permitted. The planning approval provides for the accommodation as detailed in the table.

### RATEABLE VALUE:

The property has a RV of £23,750 effective 1st April 2023. Development interest may attract Business Rates exception.

### VAT:

The property is not elected for VAT.

### EPC:

To be confirmed.

### PROPOSAL:

Offers are invited for the property freehold with vacant possession.

### VIEWINGS:

Viewings and a Further Information Pack are available on request.

APARTMENT NO.	SIZE – SM / SF	FLOOR	TYPE
Man. Office	84 / 904	Ground Floor	Office
1	71 / 764	Ground Floor	2 Bedroom
2	60 / 645	Ground Floor	Duplex – 2 Bedroom
3	59 / 635	Ground Floor	1 Bedroom
4	92 / 990	Ground Floor	2 Bedroom
5	88 / 947	Ground Floor	2 Bedroom
6	91 / 979	Ground Floor	2 Bedroom
7	82 / 883	First Floor	2 Bedroom
8	70 / 753	First Floor	1 Bedroom
9	65 / 700	First Floor	1 Bedroom
10	54 / 581	First Floor	1 Bedroom
11	95 / 1,022	First Floor	2 Bedroom
12	91 / 980	First Floor	2 Bedroom
13	94 / 1,012	First Floor	2 Bedroom
14	88 / 947	First Floor	3 Bedroom
15	109 / 1,173	Second Floor	3 Bedroom
16	96 / 1,033	Second Floor	3 Bedroom
17	76 / 818	Second Floor	2 Bedroom
18	80 / 861	Second Floor	2 Bedroom
19	80 / 861	Second Floor	3 Bedroom
20	85 / 915	Second Floor	2 Bedroom

**TOTAL:** 1,710 / 18,503\*

(\* measurements derived from approved planning drawings)

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RECREATION  
CENTRE

KINGSTON STREET

MANOR HOUSE STREET

