Lot 14, Lowgate House, Lowgate, Kingston Upon Hull,
East Riding of Yorkshire HU1 1EL

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Office Investment with Redevelopment Potential

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Property Information

Freehold Office Investment with Redevelopment Potential

- Substantial 7 Storey Office Building
- Active Management Potential
- Potential for Residential Conversion of the Upper Floors (Subject to Consents)
- Within Hull's historic Old Town and Museums Quarter
- Part of an established business district with nearby multi-storey car parks on George Street, Market Place and The Fruit Market
- Close to Princes Quay Shopping Centre and Hull City Centre's Retail and Leisure Facilities
- Nearby occupiers include Hull City Council (Guildhall), Hull Combined Court, various legal practices, Hull Minster and food & drink operations

Lot
14

Auction
10th December 2026

Rent
£77,000 per Annum Exclusive
with 17,153 sq ft of offices to be let

Sector
Office, Development

Status
Available

Auction Venue
Live Streamed Auction

Location

Miles	8 miles south-east of Beverley, 17 miles north-east of Scunthorpe, 34 miles south-east of York, 50 miles east of Leeds
Roads	A63, A1079, A165, M62 (J38)
Rail	Hull Paragon Interchange (0.6 miles)
Air	Humberside Airport

Situation

Kingston Upon Hull is a major port and commercial city in East Yorkshire, situated on the northern bank of the Humber Estuary, with a population of approximately 270,000 (https://www.ons.gov.uk/explore-local-statistics/areas/E06000010-kingston-upon-hull-city-of).

The property is situated in Hull's historic Old Town, within the city's established commercial and professional district. The property is within an established business district within the Museum Quarter, close to the historic High Street which in turn leads on to the Fruit Market and Marina area.

The property occupies a prominent corner position on the eastern side of Lowgate, at its junction with Bishop Lane, surrounded by a mixture of offices, retail, leisure and residential accommodation. Nearby Occupiers include Hull City Council (Guildhall), Hull Combined Court, various legal practices, Hull Minster and food & drink operations

Tenure

Freehold.

EPC

Band D.

Description

The property comprises a substantial seven storey office building benefitting from two passenger lifts and well appointed office accommodation with regular shaped versatile floorplates capable of being easily sub divided.

The property has potential for conversion to residential apartments subject to consents.

Prior Approval was granted by Hull City Council on 18th April 2024 under planning Reference Number 23/03556/PCOU for the conversion on 1st, 2nd, 4th, 5th and 6th floors to 28 Apartments and Prior Approval was granted by Hull City Council on 7th August 2024 under planning Reference Number 24/00482/PCOU for the conversion on 1st, 2nd, 3rd and 6th floors to 20 Apartments.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground - Suite 1	Office	147.10	(1,583)	VERIFIED CARE LIMITED (CRN 11370981) (2)	5 Years from 30/10/2023	£15,000	(29/10/2028)
Ground - Suite 2	Office	116.90	(1,258)	FORUM CIO (Registered Charity 1107013) (3)	3 Years from 31/05/2025	£12,500	(30/05/2028)
First Floor - Suite 1	Office	146.50	(1,577)	KINGSBRIDGE CORPORATE SOLUTIONS LIMITED (CRN 08688365) (4)	5 Years from 16/04/2026	£15,000	16/04/2029 (15/04/2031)
Third	Office	357.80	(3,851)	LAMBERT SMITH HAMPTON GROUP LIMITED (CRN 02521225) (5)	10 Years from 04/04/2023	£30,250	04/04/2028 (03/04/2033)
Roof	Communications Equipment	-	-	ON TOWER UK LIMITED (CRN 03196207) (6)	10 Years from 17/06/2024	£4,250	(16/06/2034)
First - Suite 2, Second Fourth Fifth Sixth	Office Offices Office Office Office	203.40 325.75 357.80 379.80 326.90	(2,189) (3,506) (3,851) (4,088) (3,519)	VACANT POSSESSION			
Total Approximate Floor Areas		**2,361.95 (1)**	**(25,422) (1)**			**£77,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) As for Suite 1, Ground Floor, Verified Care Limited (CRN 11370981) was incorporated in 2018 and is a Hull-based company operating in the care sector.
(3) As for Suite 2, Ground Floor, Forum CIO (Registered Charity No. 1107013) is a registered charity supporting voluntary and community organisations across Yorkshire and the Humber. The charity provides advice, information and support to local organisations, with a focus on improving health, wellbeing and community development.
(4) As for Suite 1, First Floor, Kingsbridge Corporate Solutions Limited (CRN 08688365) was incorporated in 2013 and provides business advisory services across Yorkshire and Lincolnshire.
(5) As for Third Floor, Lambert Smith Hampton Group Limited (CRN 02521225) is a national commercial property consultancy providing agency, valuation, property management and advisory services. For the year ended 31 December 2025, the company reported a turnover of £74,913,000, a profit before tax of £2,171,000 and net assets of £10,937,000. (Annual Report and Financial Statements as published on Companies House: 16/11/2026).
(6) As for the Roof, the tenant is On Tower UK Limited (CRN 03196207) and it is part of the Cellnex Telecom group, a major European telecommunications infrastructure operator, providing telecommunications towers and rooftop installations to mobile network operators and other communications providers. For the year ended 31 December 2025, the company reported a turnover of £478,700,000, a profit before tax of £54,500,000 and net assets of £1,751,400,000. (Annual Report and Financial Statements as published on Companies House: 16/11/2026).


LOWGATE HOUSE
Scotts
TO LET
the Three John Sco


Scotts
TO LET
Various
Office Suites
LOWGATE HOUSE
Welcome


BOWLALLEY LANE
TIFFANYS
Scotts
TO LET
Various
ROAD CLOSED


20
Bus Stop
Bowlalley Lane
22900775
Scotts
TO LET
Various


LOWGATE
HOUSE


LOWGATE HOUSE
MAIN ENTRANCE
KINGSBRIDGE
KINGSBRIDGE
Welcome




Lambert
Smith
Hampton

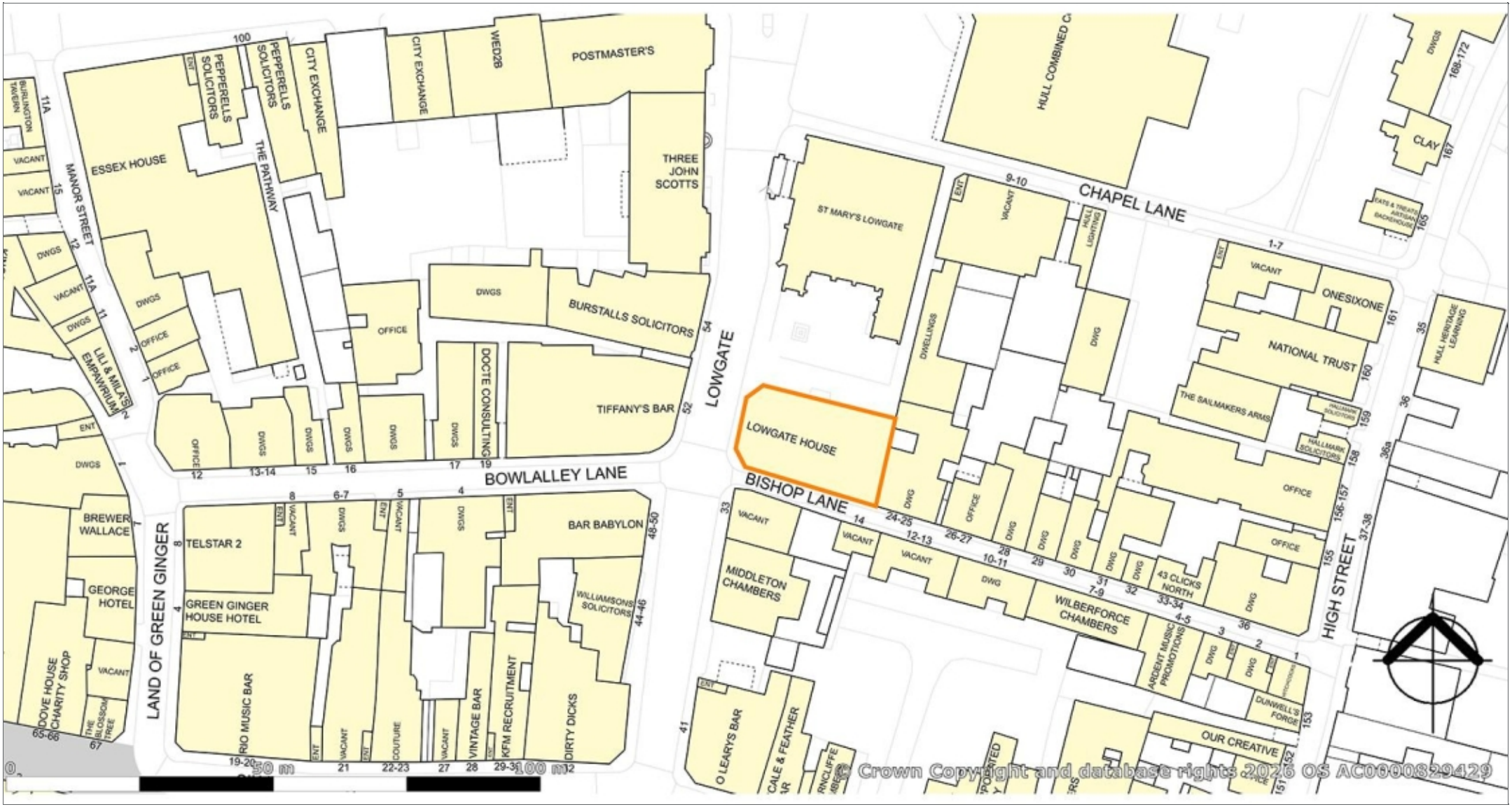

Kellogg's








Hull Railway Station
Hull City Hall
Princes Quay Shopping Centre
Queen's Gardens
Hull Guildhall
Hull Combined Court Centre
The Property
Google Maps


LOWGATE HOUSE
LOWGATE
BISHOP LANE
BOWLALLEY LANE
CHAPEL LANE
HIGH STREET
LAND OF GREEN GINGER
MANOR STREET
THE PATHWAY
ESSEX HOUSE
CITY EXCHANGE
POSTMASTER'S
THREE JOHN SCOTTS
ST MARY'S LOWGATE
HULL COMBINED C
BURSTALLS SOLICITORS
TIFFANY'S BAR
DOCTE CONSULTING
PEPPERELLS SOLICITORS
ONESIXONE
NATIONAL TRUST
THE SAILMAKERS ARMS
MIDDLETON CHAMBERS
WILBERFORCE CHAMBERS
43 CLICKS NORTH
BAR BABYLON
WILLIAMSONS SOLICITORS
TELSTAR 2
GREEN GINGER HOUSE HOTEL
RIO MUSIC BAR
VINTAGE BAR
KFM RECRUITMENT
DIRTY DICKS
COUTURE
BREWER WALLACE
GEORGE HOTEL
DOVE HOUSE CHARITY SHOP
O LEARY'S BAR
CALE & FEATHER
OUR CREATIVE
DUNWELL'S FORGE
ARDENT MUSIC PROMOTIONS
HALLMARK SOLICITORS
HULL HERITAGE LEARNING
CLAY
50 m
100 m
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2026