

22 Park Street,
Hull, HU2 8RR

FOR SALE

City Centre Development Opportunity

Existing Building suitable for continued industrial, workshop or showroom uses, Subject to Refurbishment

Site extends to 0.11 Ha (0.27 Acres)

Fronting Park Street, 250m from St Stephens Shopping Centre and Hull's Transport Interchange

Expired planning consent to redevelop the existing structure creating 2 x 4 storey apartments blocks containing a total of 16x 2-bed apartments

Guide Price - £275,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry.

The property is located in Hull City Centre off Park Street, which connects Spring Bank to the north and Anlaby Road to the south. The locality features a variety of residential and commercial premises in a mixed use area. Hull's Bus & Train Interchange is located 250m east of the property, along with Tesco and St Stephens Shopping Centre.

DESCRIPTION

As currently presented, the property is currently an industrial unit featuring a two storey brick built office fronting Park Street beneath a flat mineral felt roof. Projecting to the rear, the unit provides a single story workshop. The front of the site provides a small tarmac surfaced forecourt.

The property is effectively a development opportunity which secured planning consent, now expired, for "Demolition of the existing warehouse and associated offices and erection of 2 x 4 storey apartments blocks containing a total of 16 x 2-bed apartments". Planning reference PP-06369628 dated July 2018. The local planning authority is Hull City Council.

ACCOMMODATION / SITE

Industrial/Warehouse	490.5 sq m	(5,279 sq ft)
Ground Floor Offices	84.2 sq m	(906 sq ft)
First Floor Offices	53.5 sq m	(576 sq ft)
Total	628.2 sq m	(6,761 sq ft)
Total Site	0.11 Hectares	(0.27 Acres)

DISPOSAL TERMS

The property is available with the benefit of planning consent For Sale at a Guide Price of £275,000.

RATEABLE VALUE

The new occupier will be responsible for payment of Business Rates at the property. The property is described as 'Warehouse & Premises' with a Rateable Value of £14,750.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

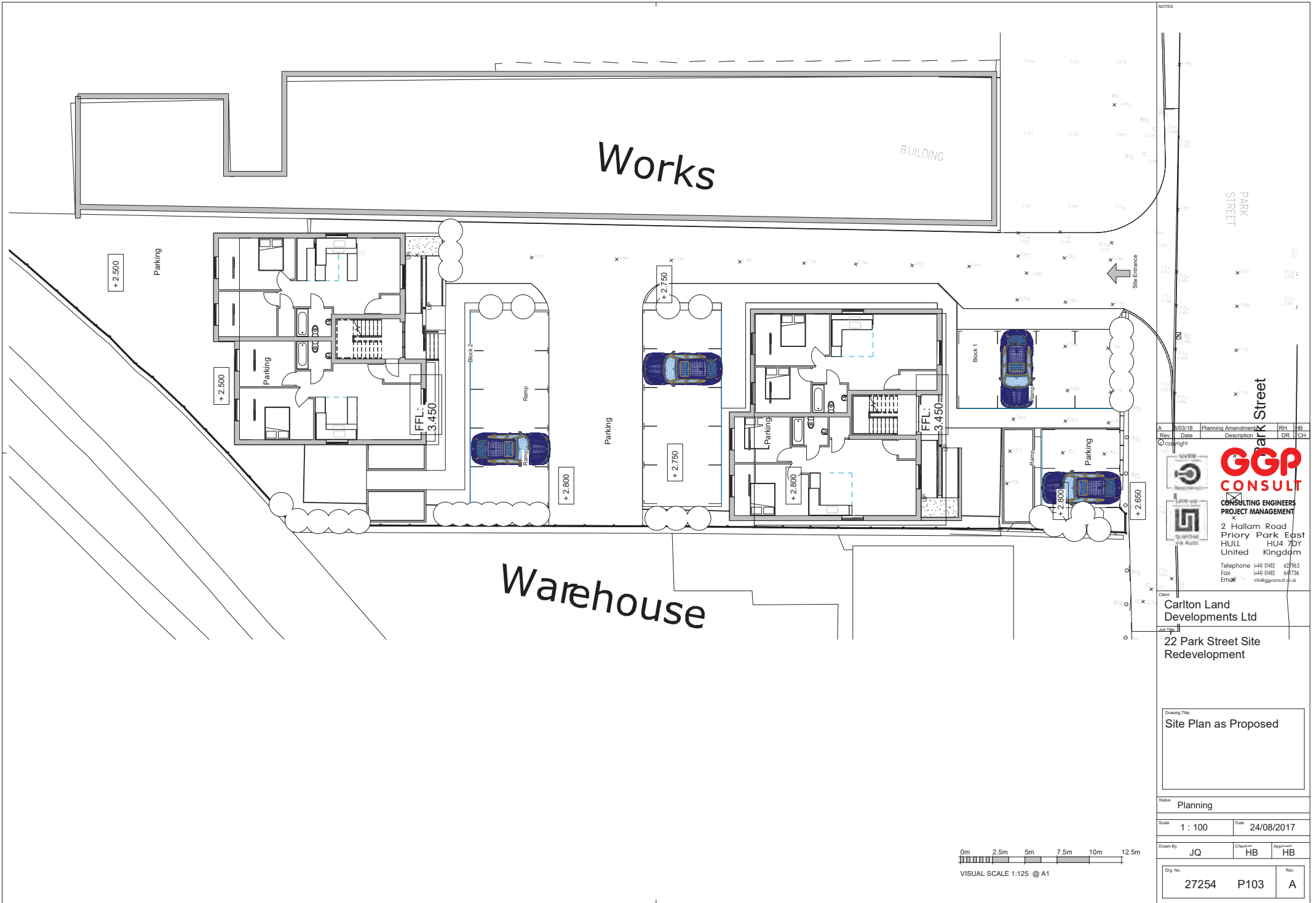
Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6668**

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NOTES

Rev	Date	Description	RH	HB
A	8/03/18	Planning Amendment	RH	HB

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Client: Carlton Land Developments Ltd

Job Title: 22 Park Street Site Redevelopment

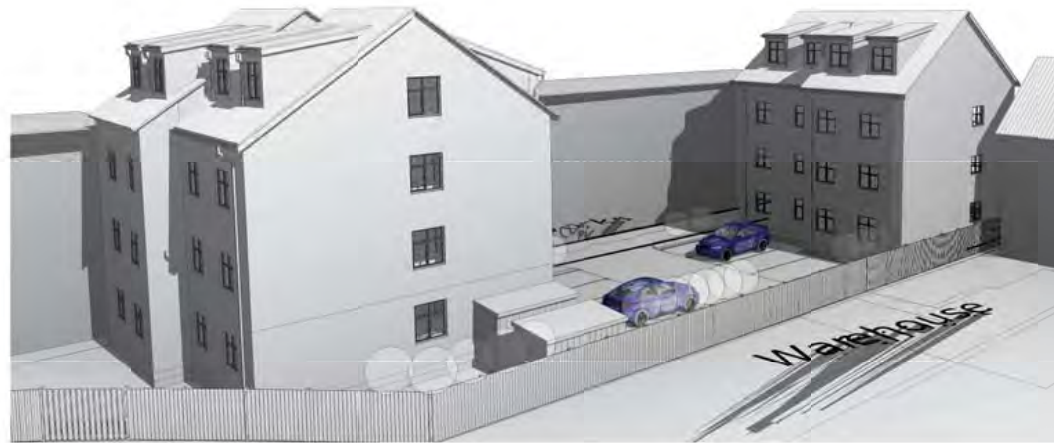
Drawing Title: Site Plan as Proposed

Status: Planning

Scale: 1 : 100 Date: 24/08/2017

Drawn By: JQ Checked: HB Approved: HB

Dep. No.: 27254 P103 Rev: A



3D Image D



3D Image C

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Client

Carlton Land
Developments Ltd

Job Title

22 Park Street Site
Redevelopment

Drawing Title

Site 3D Images as
Proposed

Status
Planning

Scale _____ Date 24/08/2017

Drawn By HAJB Checked HB Approved HB

Dwg. No.	Rev
27254 P104	A