

Development Site

South of Cannon Street, Hull, HU2 0AD

FOR SALE

Freehold Industrial / Development Opportunity

Four buildings on a site extending to c.0.5 acres

Grade II Listed 'Hennebique' building

Site of significant historical / architectural relevance

Offers Invited

Scotts
01482 325634



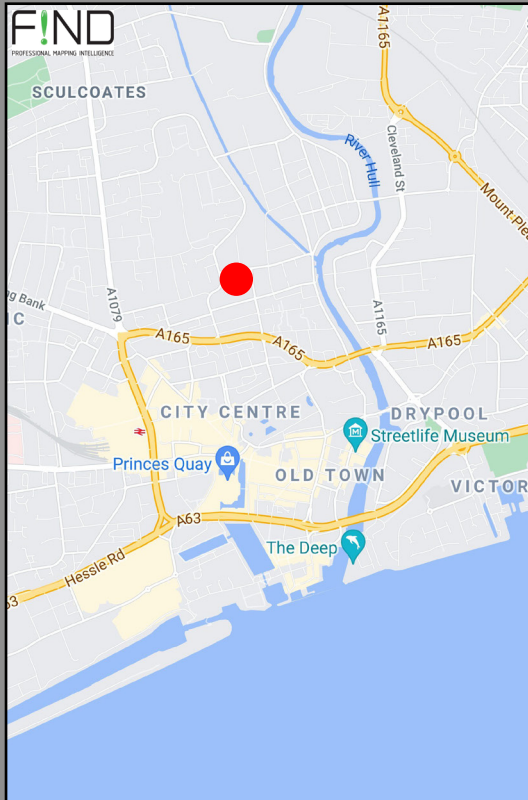
Not to Scale - For Identification Purposes Only

Lockwood Motors
Hewitson
paneling services

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Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The properties/site in question is situated on the corner of Cannon Street and Caroline Street approximately 1 mile north of Hull City Centre fronting both Caroline Street and Cannon Street.

DESCRIPTION

The site is made up of four inter-connecting buildings that outline the curtilage of the site.

Building A Located on the south side of the site, the Victorian single storey brick-built building/annexe supports a mono-pitch lean-to roof against building B. It has a slate roof covering supported on cut timber trusses and purlins, bearing onto the piers of the solid masonry walls.

Building B Connected to building A, the building is a large Victorian brick built industrial workshop with a ground to ceiling height of approximately 10m. It has a slate roof supported on cut timber Queen post trusses and purlins.

Building C The Grade II Listed 'Hennebique system Ferro-Concrete' workshop built under licence by Rosedowns Ltd in 1900. The building is constructed through reinforced concrete on the Hennebique principle to a four-storey height and painted and a square clock tower above the left cornice. It has a flat reinforced concrete roof deck and floors with its main first floor set to run through the first floor of building B supported by reinforced concrete frame of columns and beams. The building is denoted of architectural significance.

Building D At the north side of the site is a detached 3 storey Victorian brick-built property, originally for office and ancillary accommodation. It has a slate roof covering supported on a timber roof structure with solid brick masonry external walls.

All the buildings have been empty since at least 1996. Please note the listed status extends to all the buildings located within the associated curtilage.

ACCOMMODATION*

Three storey Ferro concrete workshop (Building C)

Ground Floor		
Works Area	686 sq m	(7,389 sq ft)
Side Storage Bays	318 sq m	(3,425 sq ft)
Mezzanine Floor (works Offices)	161 sq m	(1,738 sq ft)
First Floor Offices	685 sq m	(7,369 sq ft)
Second Floor Offices	303 sq m	(3,259 sq ft)
Total	2,153 sq m	(23,180 sq ft)

Rear Factory Bay (Building A & B)

Factory	1,570 sq m	(16,903 sq ft)
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Former Offices (Building D)

Not Measured

*NOTE: Measurements taken from Chris Wilsons Associates 2005 tender document, they are provided for indicative purposes only and should not be relied upon.

RATEABLE VALUE

The site and none of the buildings contained within the outlined curtilage have a rating assessment.

DISPOSAL TERMS

The site is available For Sale with full vacant possession with offers invited.

ENERGY PERFORMANCE RATING: N/A

LEGAL COSTS

Each party will be responsible for all their own legal costs in respect of this transaction together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302.

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