

1 Eton Street,
Hull, HU3 4BN

FOR SALE

Freehold Office / Workshop
Opportunity

Extends to approximately
62.5 sq m (673 sq ft)

Private secure yard
with scope for further storage /
car parking

Ideally suited for a SME / start
up business

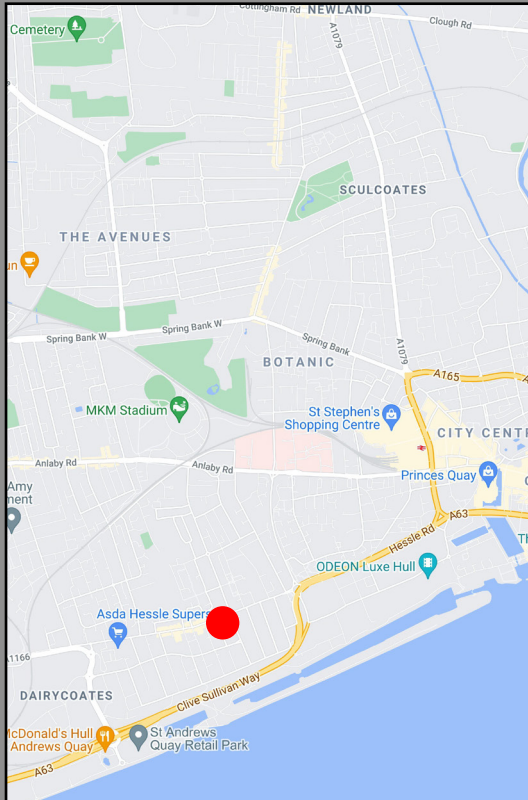
Offers Above £75,000

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LOCATION

The subject property is located on Eton Street off Hessle Road one of Hull's long established secondary retail locations c.1.5 miles west of Hull City Centre. Nearby Hessle Road is an established secondary retail location home to various independent retailers, but with a mix of national and regional traders which include Home Bargains, Dove House, Heron Foods & Winfields Outdoors.

DESCRIPTION

The property is a detached two-storey traditional brick building sat under a pitched roof with a rendered finish. Internally it provides a workshop on the ground floor with a separate WC before leading to the first-floor offices and staff kitchen. The property benefits from a gas fired central heating system, a suspended ceiling with integrated lighting UPVC double glazing and wooden laminate flooring throughout. It also includes a secured yard offering scope for container storage and/or private car parking. A previous planning application was approved for a two storey extension over the rear yard (now expired).

ACCOMMODATION

Ground Floor

Laboratory 29.6 sq m (319 sq ft)

First Floor

Offices 25.3 sq m (272 sq ft)

Staff kitchen 7.6 sq m (82 sq ft)

Total 62.5 sq m (673 sq ft)

External Yard

c.34 sq m (366 sq ft)

(Parking / Storage options)



RATEABLE VALUE

The property is described as "Workshop and premises" with a rateable value of £2,200 effective 1st April 2017. Occupiers may be eligible for small business rates relief subject to tenant status.

DISPOSAL TERMS

The property is available For Sale with vacant possession, seeking offers above £75,000.

ENERGY PERFORMANCE RATING: Requires Confirmation

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6850**

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