

Former Wilton Car Sales,
Holderness Road, Hull, HU8 7NA

FOR SALE

Freehold property previously used
for car sales

Existing building suitable
for continued office use

Two-storey property extending
to 343.5 sq m (3,697.4 sq ft)

Tarmac surfaced yard and forecourt
total c.550 sq m

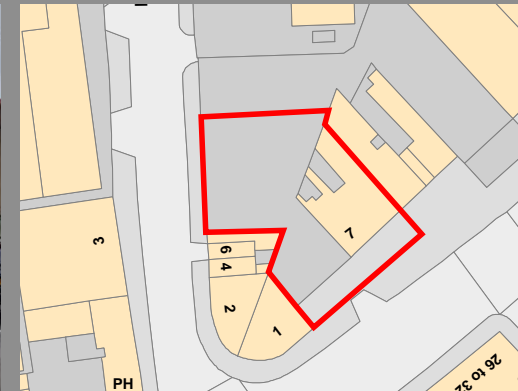
Space for c.30 cars parked

Guide Price £175,000



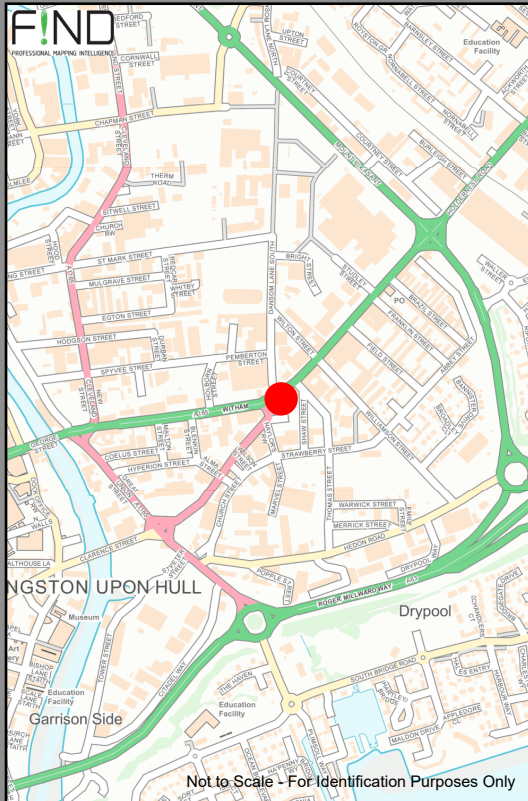
For Identification Purposes Only

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located on the north side of Holderness Road c.1 mile east of Hull City Centre. The property forms part of a corner pitch facing the junction linking Clarence street, Damson Lane South to Holderness Road (A165).

DESCRIPTION

Constructed of brick to a two storey height under a concrete tiled covered pitched roof. The ground floor offices benefit from suspended ceiling with integrated spot lighting, UPVC windows, carpet flooring and electric storage heaters throughout. The upper floors are unused and offer basic storage. To the rear, the property extends over the rear yard to offer a single storey lean to/workshop under a steel corrugated sheet roof.

The rear yard is a mixture of tarmac, concrete and brick which can provide for up to c.30 cars with rear pedestrian and vehicular access off Damson Lane South, as well as front access via a dropped curb facing onto Holderness Road. The rear yard benefits from perimeter fencing with barbed wire.

ACCOMMODATION

Ground Floor Offices	75.3 sq m	(811 sq ft)
Workshop	62 sq m	(667 sq ft)
First Floor Offices / Storage	101 sq m	(1,088 sq ft)
Second Floor Storage	90.3 sq m	(972 sq ft) - not inspected
Total	328.7 sq m	(3,538 sq ft)

RATEABLE VALUE

The property is described as 'Car sales site and Premises' with a rateable value of £8,143 effective April 2017. Occupiers may be eligible for small business rates relief subject to tenant status.

DISPOSAL TERMS

The whole site is available with full vacant possession at a guide price of £175,000

ENERGY PERFORMANCE RATING: Requires Assessment

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred 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 885302 or Will O'Brien on will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6732**

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