

Manor House, Main Road,
Ryehill, Hull, HU12 9NH

FOR SALE

Freehold Office Opportunity

Two-storey property extending to
249 sq m (2,680 sq ft)

Excellent Roadside frontage

Secure car park with c.8 spaces
with scope to incorporate further
spaces

Price £295,000

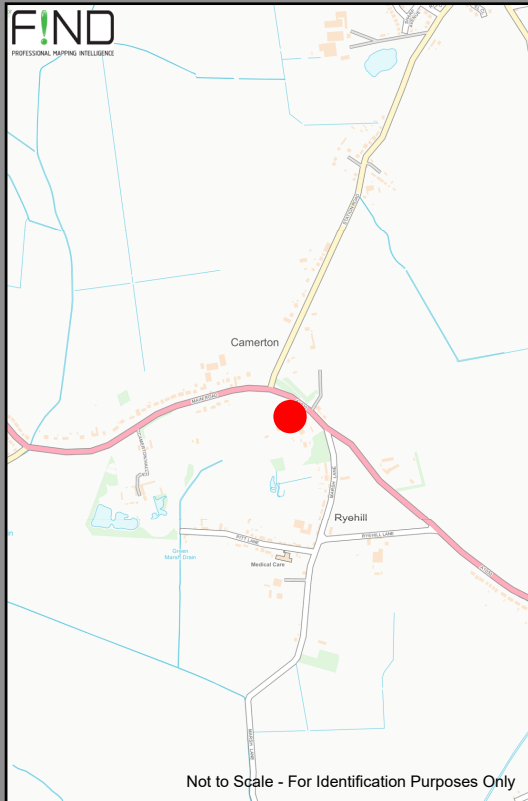


Scotts
01482 325634



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LOCATION

The subject property is located on the south side of Main Road (A1033) c.7 miles east of Hull city centre on the outskirts of Ryehill. The property benefits from roadside frontage to passing traffic between Thorngumbald and Keyingham as well as the wider east villages of Hull. The A1033 provides links to the Hedon Road dock complex and the city of Hull.

DESCRIPTION

The property consists of a purpose-built office constructed of brick to a two-storey height under a pitched clay tiled covered roof. A double door front entrance provides access to the reception/lobby benefiting from and a feature oak open spindle staircase leading to the first-floor accommodation. Both the ground and first floor accommodation has been internally subdivided with a board room, staff kitchen and WC, benefiting from ceiling mounted strip lighting, carpet flooring and gas heated radiators throughout. A fire escape from the first floor provide rear access which leads off via an external steel frame staircase.

Externally the property benefits from secure private car parking to the front of the premises for c.8 and the scope to incorporate additional parking to the rear of the premises.

ACCOMMODATION

Ground Floor	122.2 sqm	(1,316 sq ft)
First Floor	126.8 sq m	(1,365 sq ft)
Total	249 sq m	(2,680 sq ft)

RATEABLE VALUE

The property is described as 'Office and Premises' with a collective rateable value of £10,850 effective April 2017 (Source: VOA website).

DISPOSAL TERMS

The property is available For Sale with vacant possession at a price of £295,000.

ENERGY PERFORMANCE RATING: Not Applicable

LEGAL COSTS

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

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