

The Yard, The Old Police Box,  
Newport Road, North Cave, HU15 2NZ

**TO LET**

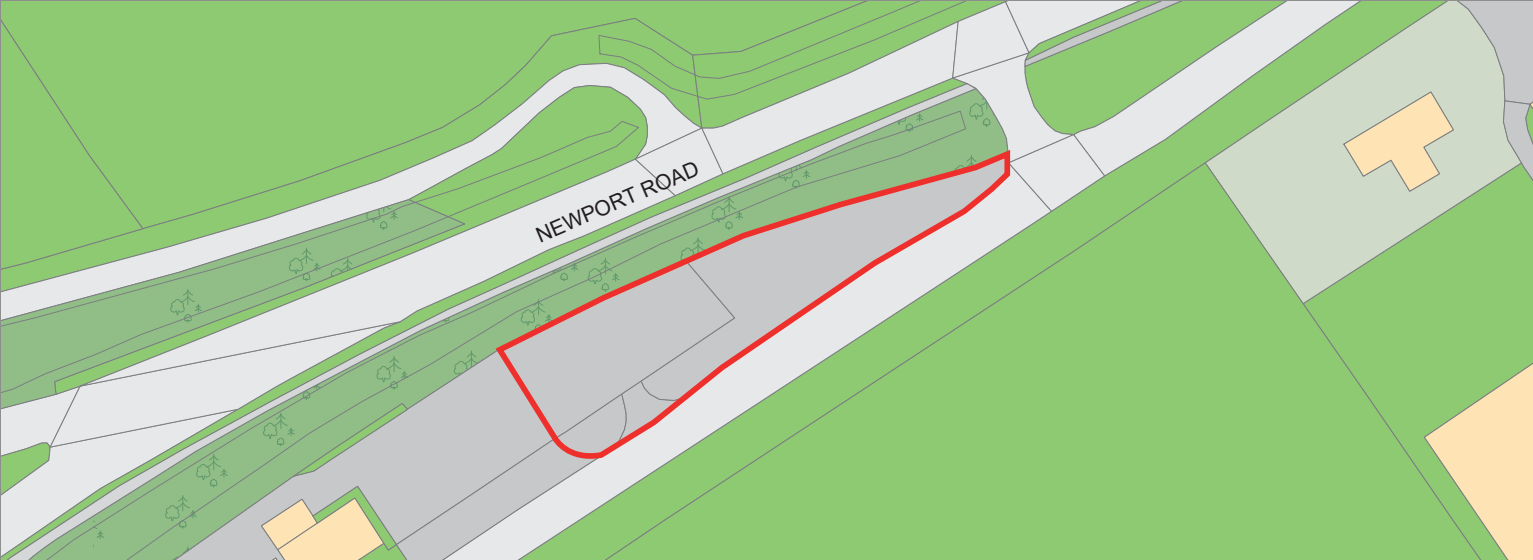
Secure Site

Extends to c.0.35 Acres (0.14 Ha)

Currently used by a haulage  
business

Situated adjacent to Junction 38  
providing easy access to M62

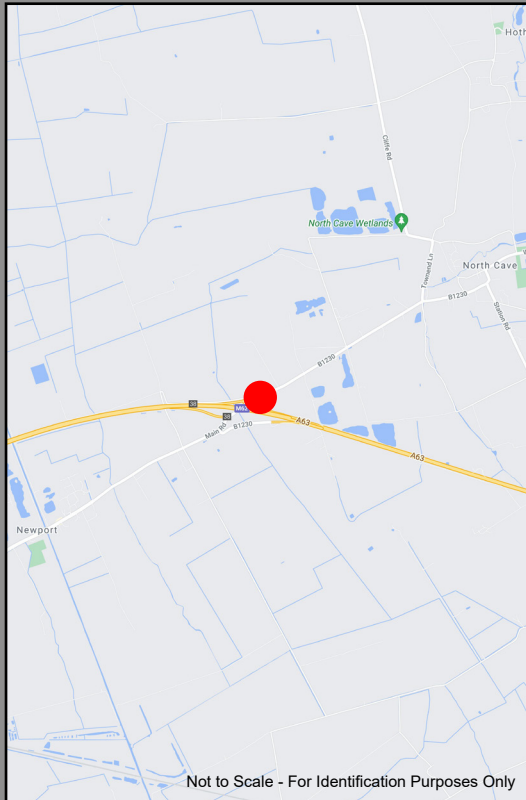
Guide Rent £15,000 p.a.



**Scotts**  
01482 325634

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TO LET



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www.scotts-property.co.uk

## LOCATION

Located adjacent to Junction 38 of the M62 motorway, approximately 15 miles west of Hull city centre and 1 mile south-west of the village of North Cave. The property is situated off Newport Road (B1230) fronting the former Newport Road before the motorway junction was constructed.

## DESCRIPTION

The site area extends to approximately 0.0141 hectares (0.35 acres) and consists of a vehicle storage compound.

The compound area of the site is enclosed with a c.2.1 m palisade fence accessed via double gates into a turning head from the access road, the compound is part tarmac surfaced and part crushed stone.

The site is currently used by a haulage business.

## ACCOMMODATION

Storage Land                      0.35 Acres                      (0.14 Ha)

## TERMS

The site is offered To Let on typical Full Repairing and Insuring (FRI) terms by negotiation.

## RENT

£15,000 per annum.

## RATEABLE VALUE

The site requires reassessment for Rating purposes

**ENERGY PERFORMANCE RATING:** Not Applicable

## 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 Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimsby** 12 Town Hall Street, DN31 1HN    **CS.6828**

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