Hi Tech House, 8 Goulton Street, Hull, HU3 4DD

FOR SALE / TO LET

Detached unit of steel portal frame construction

The unit is fitted as offices/training rooms with ancillary stores/staff amenities over 2 floors

Extends to c.490 sq m (5,270 sq ft)

Floorplate c.280 sq m (3,000 sq ft)

Good circulation/on-site parking

Established industrial/trade counter location with visibility to the A63

Guide Price £475,000 Guide Rent £40,000 pa exc

Scotts 01482 325634



Hi Tech House, 8 Goulton Street, Hull, HU3 4DD

FOR SALE / TO LET





LOCATION/DESCRIPTION

The property is situated in an established commercial/industrial location c.1 mile or so to the west of Hull city centre. The property, accessed off Goulton Street, is visible to the A63 (Clive Sullivan Way).

The detached property is of steel portal frame construction with insulated profile metal sheet cladding. The property has been adapted and fitted out to accommodate a previous training use including classrooms and offices together with ancillary staff and storage accommodation. The property has uPVC double glazed windows and doors with security shutters to lower openings. The property benefits from gas fired heating to radiators.

ACCOMMODATION

We attach a layout plan showing the office/training rooms only at ground and first floor level in addition to which there is a kitchen/canteen area, WC facilities and stores.

Total accommodation as currently existing is c.490 sq m (5,270 sq ft) across 2 levels. The ground floor floorplate is c.280 sq m (3,000 sq ft).

The detached unit has significant surfaced and drained external areas offering good car parking and circulation. We estimate a site area of 0.13 Ha (0.3 acres).

RATEABLE VALUE

The property is described as 'Offices & Premises' with a rateable value of £23,500 (2023 Rating List).

DISPOSAL TERMS

To Let under the terms of a new commercial lease for a term to be agreed at an initial rent of £40,000 pa exc or For Sale with full vacant possession at £475,000.

LEGAL COSTS

In the event of a letting the ingoing party will pay its own costs together with those of the landlord in connection with the preparation and agreement of the lease documentation.

In the event of a sale, each party will pay its own costs. The acquiring party will pay any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D (95)

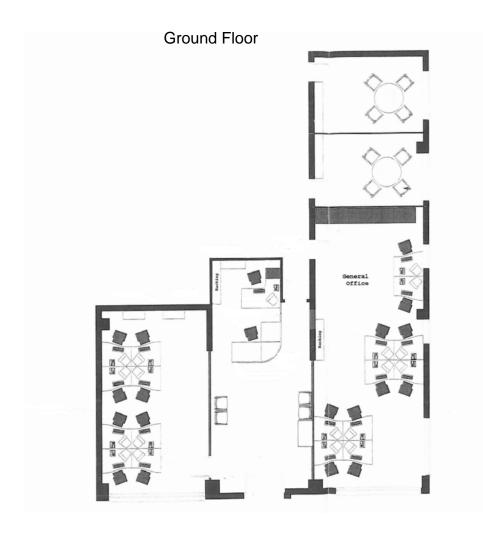
FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

Hi Tech House, 8 Goulton Street, Hull, HU3 4DD









NOT TO SCALE - For Identification Purposes Only