

303 Hull Road, Anlaby Common,
Hull, HU4 7RY

FOR SALE (MAY LET)

Detached workshop
337 sq m (3,630 sq ft)

Eaves height c.2.1m (6' 10") and
ridge height c.3.2m (10' 6")

Additional land to the rear
with tenfoot access

3 Phase electricity

RV provides 100%
Small Business Rate Relief

A lease may be considered

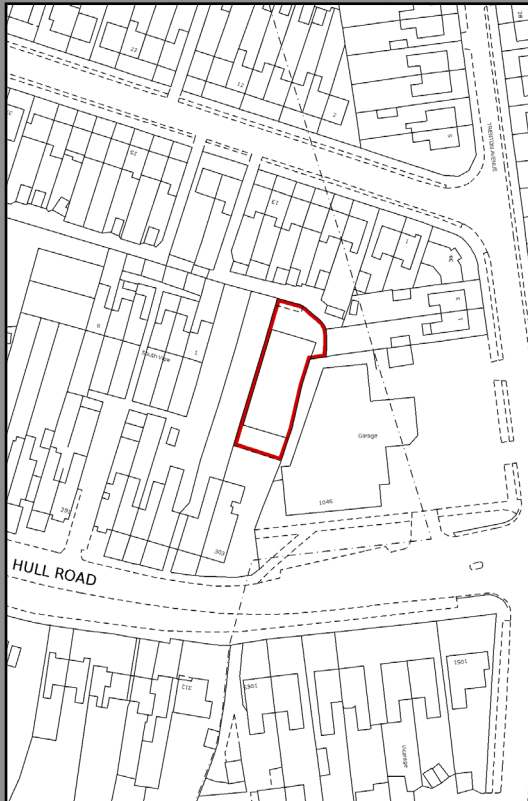
Guide Price £175,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

The property is situated on the north side of Hull Road at its junction with Anlaby High Road adjacent to the Trenton Nissan dealership approximately 4 miles to the west of Hull city centre adjacent to the popular western suburb of Anlaby. This is a largely residential location but with a mix of commercial and retail properties interspersed along its road frontage.

The detached workshop property is of steel portal frame construction, overlaid with profile metal sheeting providing workshop, storage and office/staff facilities. The property has the benefit of shared access off Hull Road leading to a tarmac surfaced forecourt, off which there is access to the main roller shutter door and a separate pedestrian/customer entrance. There is a parcel of land at the rear which we understand has separate access via a tenfoot off Colville Avenue.

ACCOMMODATION

Main Workshop	172.7 sq m	(1,860 sq ft)	
Additional Storage	121.9 sq m	(1,312 sq ft)	
Office Accommodation	42.5 sq m	(457 sq ft)	<i>inc WCs and staff kitchen</i>
Total	337.2 sq m	(3,630 sq ft)	
Eaves height	2.1m	(6' 10")	
Ridge height	3.2m	(10' 6")	

RATEABLE VALUE

The property is assessed under the 2023 rating list as "Workshop and Premises" with a rateable value of £10,500. Under current provisions, a qualifying small business will benefit from 100% rate relief.

DISPOSAL TERMS

The freehold interest in the premises is offered for sale with full vacant possession at a guide price of £175,000.

Alternatively a lease of the property may be considered subject to terms and tenant status at an initial rent of £15,600 per annum exc payable monthly in advance.

LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable. On a letting, the tenant will pay its own costs together with the landlord's legal costs in the preparation and agreement of the lease.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302.

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