

1 Seaside Road,
Withernsea, HU19 2DL

FOR SALE

Freehold with full vacant
possession

Extends to approximately
73.2 sq m (788 sq ft) overall

Centrally located

Scope for a variety of uses
(subject to necessary consents)

Potential for upper floor
residential development
(subject to planning)

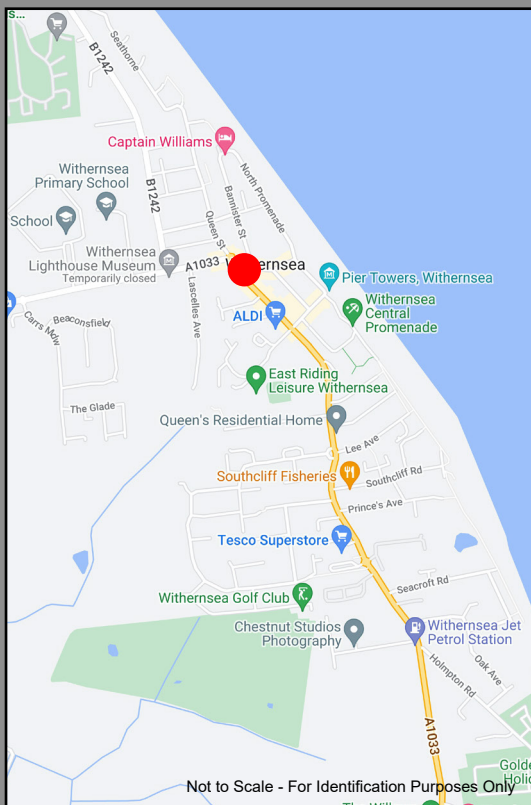
Guide Price £85,000

Scotts
01482 325634



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LOCATION

The property is located in the east coast town of Withernsea approximately 20 miles east of Hull city centre, connected via the A1033. Withernsea is a well-recognized seaside town with a total population of 6,030 (census 2021). The property is situated at the intersection of Queen Street and Seaside Road facing the main concentration of shops along Queen Street.

DESCRIPTION

The subject property consists of a three-storey, mid-terrace building situated within a larger corner parade. The property comprises of traditional brick construction beneath a pitched slate covered roof incorporating a dormer window at both the front and rear elevations. At ground floor level the property benefits from a full height display frontage with a central recessed customer entrance leading to the main sales. The upper floors provide additional accommodation including a staff kitchen, WC's and offices.

Rear access is provided off Bannister Street leading to a shared courtyard.

ACCOMMODATION

Ground Office	31.3 sq m	(337 sq ft)
First Office	16 sq m	(172 sq ft)
First Kitchen	5.4 sq m	(58 sq ft)
Second Office	20.5 sq m	(221 sq ft)
Total	73.2 sq m	(788 sq ft)

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £85,000 with full vacant possession.

RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £3,800 (2023 Rating List) under Local Authority Ref: WIS06800100N (Source VOA website). Under current legislation, an eligible occupier may benefit from small business rates relief subject to occupier status.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

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