

South Bridge Road, Victoria Dock
Hull, HU9 1TS

FOR SALE

Three Storey Office premises

Landmark Building

Total accommodation
274.4 sq m (2,954 sq ft)

6 on-site parking spaces

Attractive Victoria Dock
location

Views of the skyline of Hull and
overlooking the old Dock basin

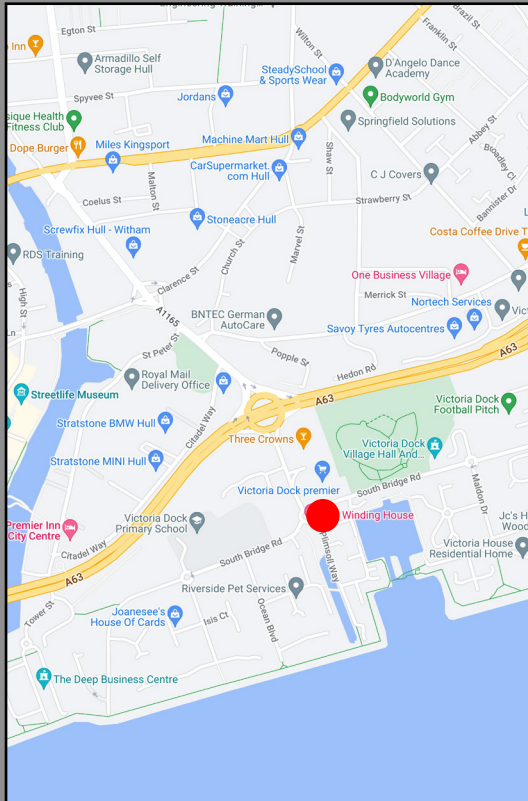
Offers in the region of
£350,000 invited

Scotts
01482 325634



South Bridge Road, Victoria Dock
Hull, HU9 1TS

FOR SALE



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The property is located on the corner of South Bridge Road and Plimsoll Way, close to the entrance of Victoria Dock, a large Housing estate, opposite the roundabout and a community shopping parade. Accessed off Roger Millward Way on the main arterial road circumnavigating Hull's southern boundary, the location benefits from a public house and shopping parade, doctor's surgery, park and nearby schools.

DESCRIPTION

The property comprises a three-storey 'feature' building forming part of a terrace, constructed with brick elevations under a pitched slate covered roof. The property benefits from a feature turret which dominates the front of the property providing a view of the skyline of Hull to the Humber Bridge beyond and to the rear overlooks the old Dock basin and the River Humber.

Internally, the property is arranged over three floors with a central hallway, staircase with WCs off.

The property has been refurbished in recent years including the inclusion of new uPVC double glazed windows in most of the building, reconfiguration works internally to provide a better working environment, redecoration, carpeting, the installation of a gas fired central heating system via wall mounted radiators and full LED lighting has been installed. Externally, further landscaping work has been carried out.

Outside there are 6 car spaces located to rear of the property.

ACCOMMODATION

Ground Floor	81.4 sq m	(876 sq ft)
First Floor	91.4 sq m	(984 sq ft)
Second Floor	101.6 sq m	(1,094 sq ft)
Total	274.4 sq m	(2,954 sq ft)

including feature turret area

RATEABLE VALUE

The property is described as "Offices & Premises" with the following Rateable Values (2023 Rating List):

Ground & First Floors	(Ref: 10210655007420)	£13,500
Second Floor Offices	(Ref: 10210655007435)	£6,000

DISPOSAL TERMS

The property is available For Sale with vacant possession with offers in the region of £350,000 invited

ENERGY PERFORMANCE RATING: D (86)

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 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7056**

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.