

21 St James Street,  
Hull, HU3 2DH

# FOR SALE

Detached trade counter/industrial unit  
with floorplate of 562 sq m (6,050 sq ft)

Additional mezzanine offices/stores of  
32.8 sq m (353 sq ft) above the ground  
floor amenity block

Steel portal frame specification built to  
an eaves height of c.6.0m (19' 8")

Self-contained secure site with a  
tarmacadam surface yard/parking area

Site area c.0.148 ha (0.366 acres)

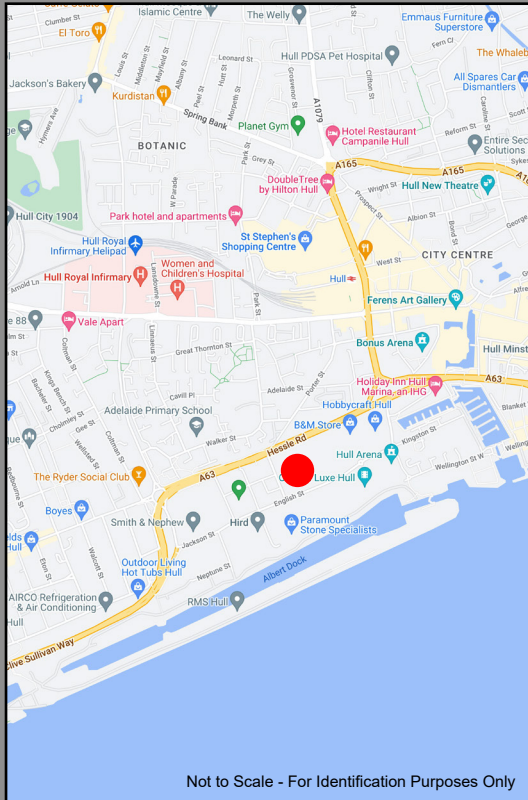
**Guide Price £575,000**

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is situated in an established industrial location less than half a mile or so to the west of Hull city centre. The property is positioned close to Hessle Road (A63/Clive Sullivan Way) with direct access via English Street to the A63.

The detached industrial property is of steel portal frame specification with a brick block outer skin to a height of approximately 2.5m (8' 3") thereafter clad with insulated profile metal sheeting including the roof incorporating translucent panels.

The property benefits from gas heating via radiators in part together with warm air blower to the main warehouse. The unit benefits from 3 Phase electricity.

## ACCOMMODATION

Ground Floor 562 sq m (6,050 sq ft) GIA reflecting dimensions of 20.6m (67' 4") depth x 27.3 m (89' 6") width

Incorporated within the ground floor are WC facilities together with a kitchen.

Above the amenity block is additional mezzanine offices/stores of 32.8 sq m (363 sq ft)

The unit sits within a self-contained secure site in the order of 0.148 ha (0.366 acres).

## RATEABLE VALUE

The property is assessed as 'Warehouse & Premises' with a Rateable Value of £29,750 (2023 Rating List).

## DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £575,000.

## LEGAL COSTS

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.

## ENERGY PERFORMANCE RATING: C

## FURTHER INFORMATION AND TO VIEW

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