

2 The Old Foundry, Cowgate,  
Welton, HU15 1NB

## FOR SALE / TO LET

Two-storey freehold office in an  
attractive setting

Accommodation extending to  
c.113.78 sq m (1,224 sq ft) overall

Private car parking

West of Hull location with immediate  
access to the A63

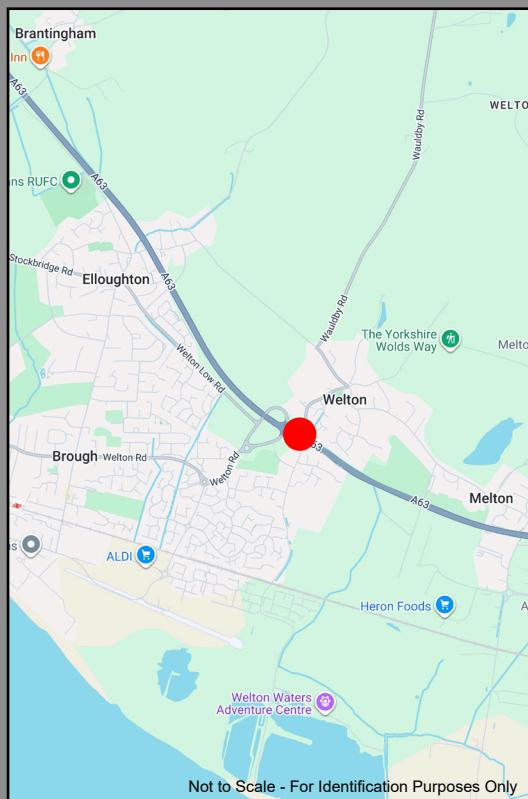
**Guide Price £195,000  
Rent on Application**



**Scotts**  
01482 325634

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## FOR SALE / TO LET



### LOCATION

The property is located on the east side of Cowgate in the village of Welton approximately 10 miles west of Hull city centre. The property is situated within a small complex of offices that benefit from immediate access and visibility to the A63.

### DESCRIPTION

The property comprises a Grade II Listed two-storey office of brick construction beneath a pitched clay tile covered roof. The accommodation provides a central lobby, offices on both floors, a meeting room and staff facilities. The existing office furniture can be made available subject to requirements

There are 3 spaces allocated in a private car park with an exclusive EV charging point.

### ACCOMMODATION

Ground floor offices	57.59 sq m	(620 sq ft)
First floor offices	56.19 sq m	(604 sq ft)
<b>Total</b>	<b>113.78 sq m</b>	<b>(1,224 sq ft)</b>

### DISPOSAL

The freehold property is offered For Sale at a guide price of £195,000.

A new lease on a full repairing and insuring basis is also available with rent on application.

### RATEABLE VALUE

The premises are listed within the Rating List as 'Office & Premises' with a Rateable Value of £13,000 (2026 Rating List). Under current legislation a qualifying small business occupier may benefit from relief.

### LEGAL COSTS

Each party will be responsible for their own legal costs on a sale, with the purchaser paying any Stamp Duty Land Tax.

For a letting, the ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** Requires reassessment.

### FURTHER INFORMATION AND TO VIEW

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