

116-118 Witham,  
Hull, HU9 1AT

# FOR SALE

Prominent three-storey premises with  
rear courtyard & additional storage  
buildings

Ground Floor  
c.147.0 sq m (1,582 sq ft)

First & Second Floors  
c.119 sq m (1,280 sq ft) each

Rear stores

Ground Floor c.88.0 sq m (950 sq ft)  
First Floor 56.0 sq m (602 sq ft)

Ideally suited to continued retail /  
commercial use and / or residential  
conversion

Guide Price £200,000

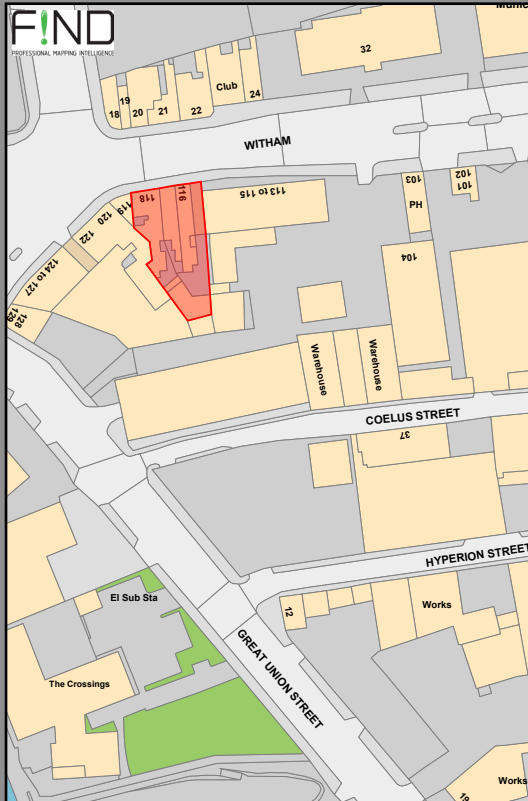
**Scotts**  
01482 325634





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Not to Scale - For Identification Purposes Only

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## LOCATION/DESCRIPTION

The property is situated on the south side of Witham at its junction with Great Union Street and New Cleveland Street within half a mile or so of Hull city centre. The property forms part of a mixed use commercial area.

The property is a traditional brick built three-storey building under pitched tile clad roofs. The ground floor provides two retail units with upper floors largely unused having lapsed consent for residential conversion. There is a covered entrance route secured by double doors providing access to a courtyard beyond which are storage buildings extending to two-storey height in part.

## ACCOMMODATION

We calculate total accommodation extending to approximately 410 sq m (4,415 sq ft).

We attach a site layout plan showing the property as existing together with ground, first and second floor plans of the main frontage building as existing.

## RATEABLE VALUE

The property is described as 'Shop & Premises' at £7,400 RV. Under current legislation, a qualifying small business will benefit from full rate relief.

Kingston Studios described as 'Shop & Premises' has an £3,750 RV (2023 Rating List).

## DISPOSAL TERMS

The property is available For Sale freehold at a guide price of £200,000 on an unconditional basis.

We understand the property can be delivered with full vacant possession or that terms for the continued occupation of Kingston Studios could be discussed. Lapsed planning consent exists for the conversion of the upper floors to apartments.

## 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:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

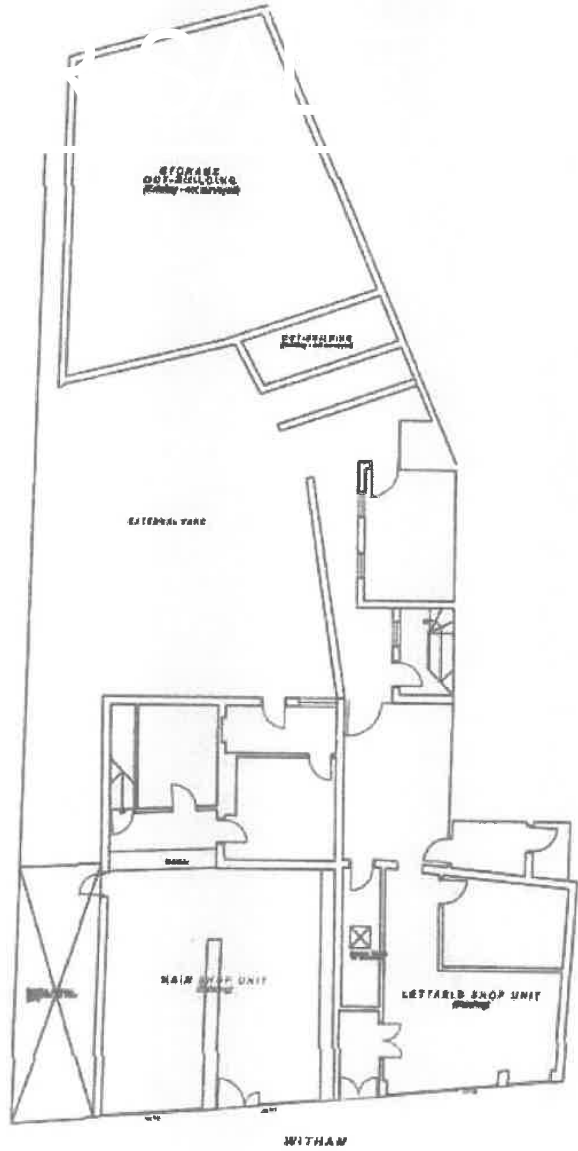
Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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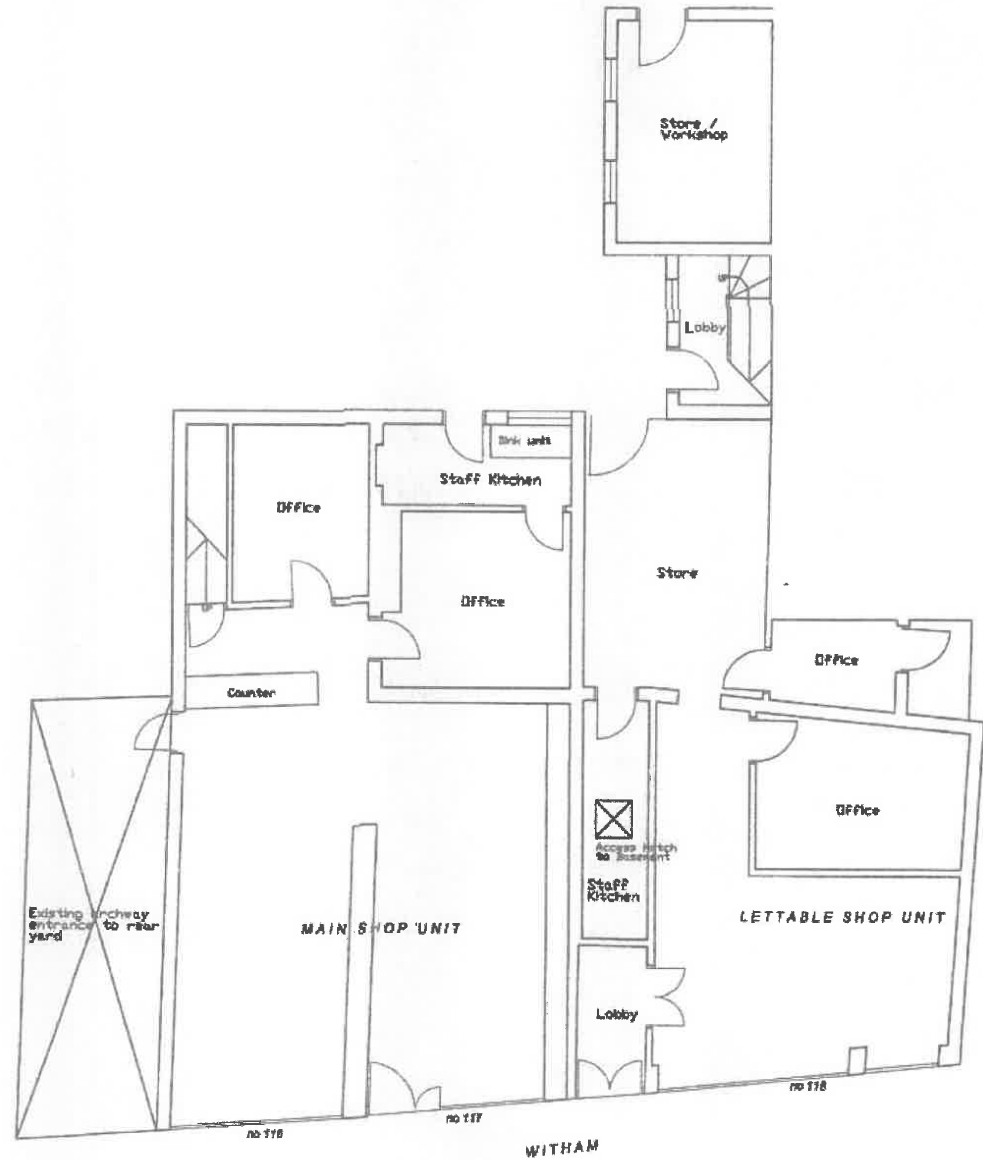
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Site Plan



Ground Floor



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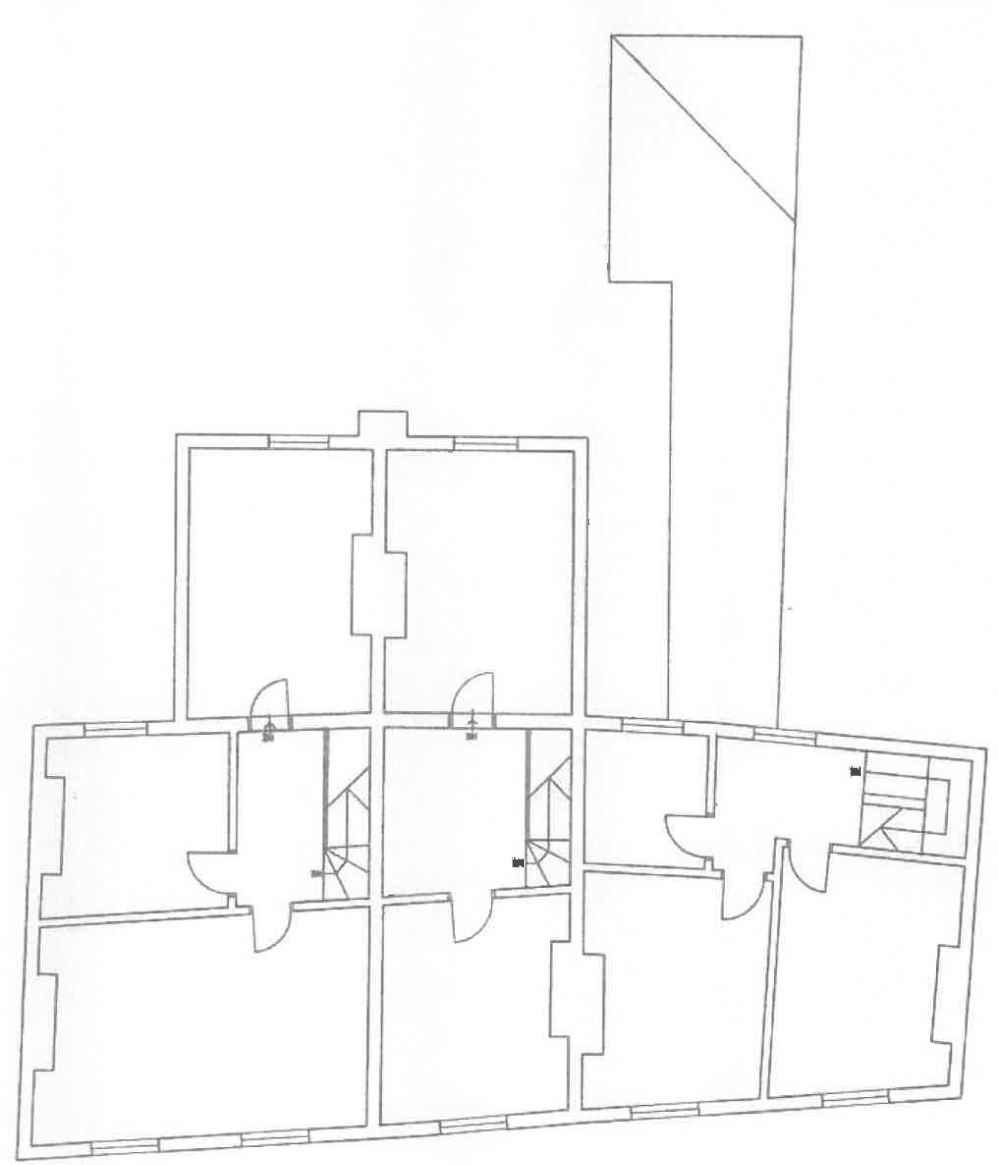
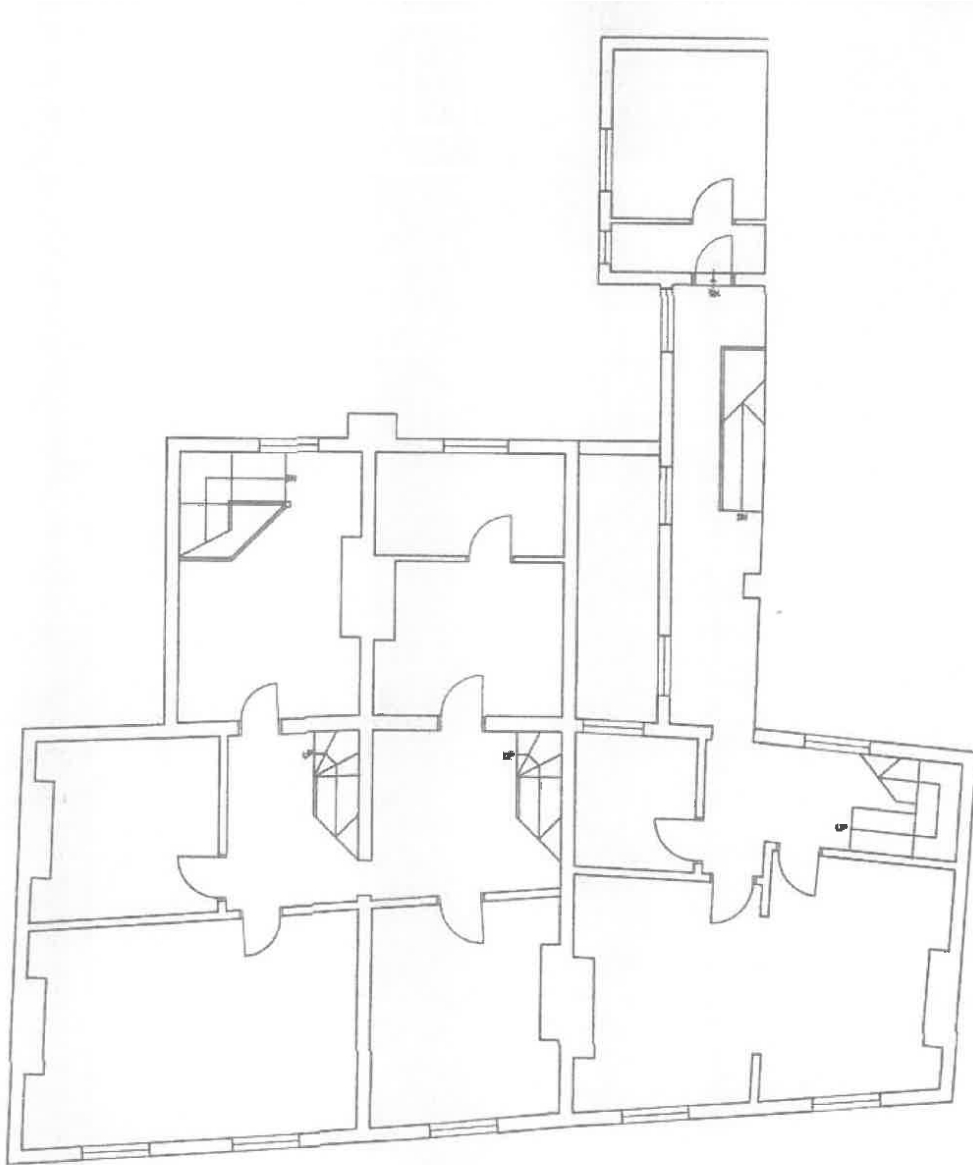
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# 116-118 Witham, Hull, HU9 1AT

First Floor

Second Floor



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