

15 Wright Street  
Hull, HU2 8HU

# FOR SALE

Substantial showroom  
premises with upper floor  
warehouse/staff/stores

Ground floor sales  
c.316 sq m (3,400 sq ft)

Upper floors  
c.249 sq m (2,680 sq ft)

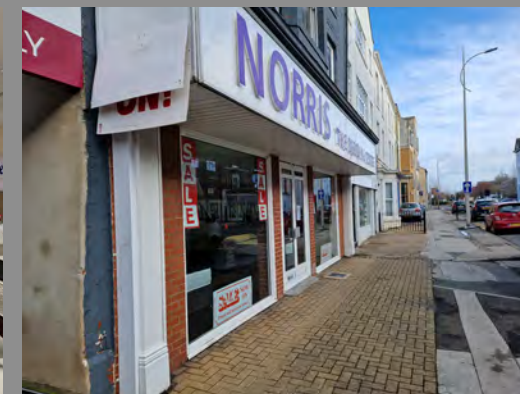
City centre location with  
on street parking

Available with full vacant possession

**Guide Price £150,000**

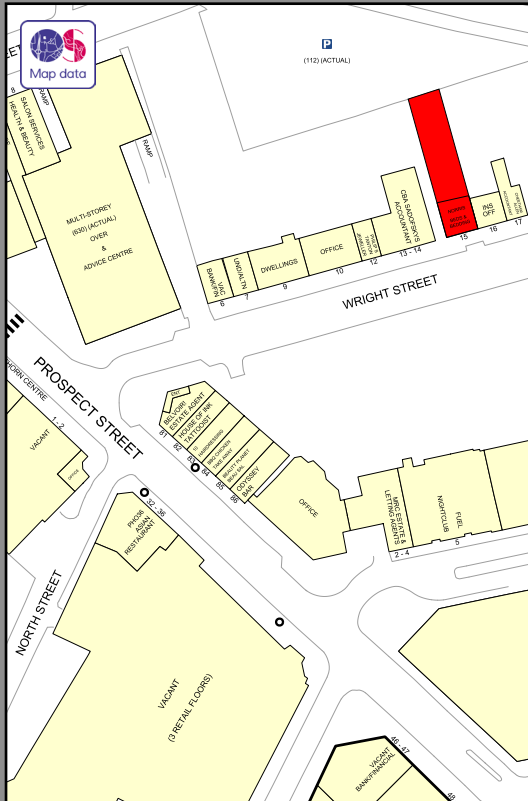


**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The end terrace property is of traditional brick construction built to three-storey height with a substantial two-storey brick built warehouse to the rear.

The ground floor comprises a large showroom behind a shallow forecourt benefitting from a full height display front. Stairs lead to a large first floor store/warehouse area with a link to the original front section of the building providing a canteen/staff facilities with further potential office/store rooms at first and second floor level.

The upper floors are in need of investment subject to the intended use/operation or reconfiguration of the premises.

## ACCOMMODATION

Ground floor showroom	312.0 sq m (3,360 sq ft)
First floor rear warehouse	189.0 sq m (2,035 sq ft)
First floor rear projection incorporating WC and kitchen facility	16.7 sq m (180 sq ft)
Original front section at both first and second floor level each	44.0 sq m (475 sq ft) x2
<b>Total</b>	<b>605.7 sq m (6,525 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £14,250 (2023 Rating List).

## DISPOSAL TERMS

The property is offered For Sale with full vacant possession at a guide price of £150,000.

## 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

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

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