

88b York Street,
Hull, HU2 0QD

FOR SALE

Freehold industrial opportunity

Workshop 114.3 sq m (1,230 sq ft)

Total accommodation
217.6 sq m (2,341 sq ft)

Upper floors offering scope for
storage/office use

Newly refurbished

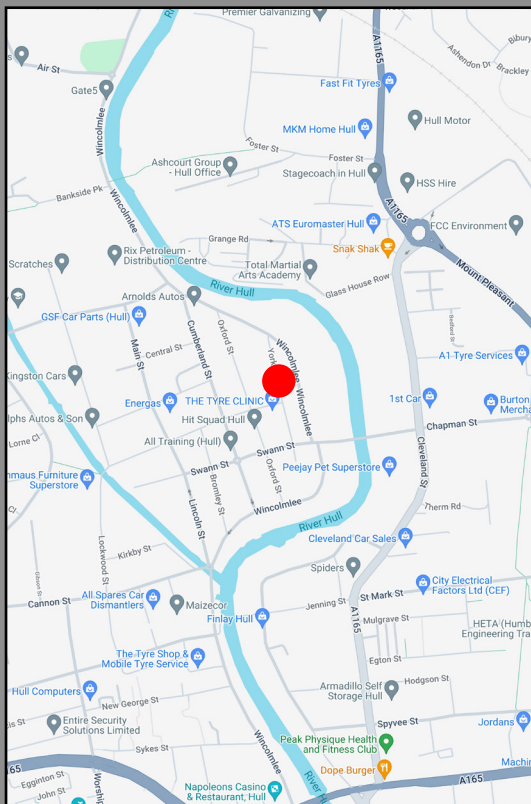
Ideal for a small - medium business

Guide Price £150,000



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Scotts
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LOCATION/DESCRIPTION

The subject property is located on York Street less than 1 mile north of Hull city centre. Wincolmlee is an industrial location which benefits from close proximity to the Stoneferry area and Freetown Way (A165) providing good cross-city access.

The property comprises a 2-storey mid-terrace unit of brick construction under a pitched roof. An electric roller shutter door provides access to the workshop. The first floor provides additional office/storage accommodation, kitchen and WC. Windows are uPVC double glazed

The accommodation has been refurbished throughout with new LED lighting, a suspended ceiling and hanging UV heaters. The property has a 3 phase electrical supply and a newly fitted gas meter.

ACCOMMODATION

Ground Floor	114.3 sq m	(1,230 sq ft)
First Floor	103.3 sq m	(1,111 sq ft)
Total	217.6 sq m	(2,341 sq ft)

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a rateable value of £4,350, effective April 2023. Under current legislation the property qualifies for small business rates relief subject to an occupier's status.

DISPOSAL TERMS

The freehold 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 (66)

FURTHER INFORMATION AND TO VIEW

Contact 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.7090**

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