1101 Hessle Road, Hull, HU4 6SD

FOR SALE

Garage and workshop premises

Arranged over 686 sq ft

Located on Hessle High Road

Convenient location

Good specification with scope to improve further

Guide Price £32,500

Scotts
01482 325634
LOCATION

The property is located on the South side of Hessle High Road, approximately 1.5 miles from Hessle Centre and 5.5 miles from Hull City Centre. The property is easily accessible from the A63 and A1165 Hessle Road.

DESCRIPTION

The property comprises garage/storage accommodation of c. 32.37 sq m (349 sq ft) on the ground floor with first floor stores of 31.3 sq m (337 sq ft) accessed by stairs to the rear of the property. Access is via a shared entrance/yard area. Internally, the property has a concrete floor, block walls and is insulated under its pitched, tiled roof.

The property benefits from use of a shared yard area and a forecourt area to the front of the property.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq M (Sq Ft)</th>
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<tbody>
<tr>
<td>Ground Floor Garage</td>
<td>15.4 (166)</td>
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<tr>
<td>Ground Floor Store</td>
<td>16.97 (183)</td>
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<tr>
<td>First Floor Store</td>
<td>31.3 (337)</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>63.67 (686)</strong></td>
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RATEABLE VALUE

Requires reassessment

DISPOSAL TERMS

The property is available For Sale on a freehold basis at a guide price of £32,500.

ENERGY PERFORMANCE RATING

Requires reassessment

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O’Brien will@scotts-property.co.uk 07801 885302

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