



Development Site

Monks Way Retail Park, Wawne Road/Pioneer Way, Hull, HU7 3NS

**Roadside development site
with planning for a Public
House/Restaurant but also
suitable for alternative uses**

0.49 Acres
(0.20 Hectares)

- Land with full planning permission for use as a public house/restaurant
- Tesco Express, Cooplands and Norwood Vets are neighbouring occupiers on the scheme
- Part of a development comprising of 1,700 new homes
- Suitable for alternative roadside uses subject to planning - Retail, Drive Thru', EV Charging, Care, Nursery etc

Development Site, Monks Way Retail Park, Wawne Road/Pioneer Way, Hull, HU7 3NS

Summary

Available Size	0.49 Acres
Rent	Rent on application
Price	Offers in the region of £500,000
Business Rates	N/A
Service Charge	£1.20 per sq ft Approximate
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

A level 0.49 acre site which anchors a brand new neighbourhood retail scheme comprising 10 retail units and being occupied by a Tesco Express, Cooplands and Norwood Vets. All mains services are available. Rear goods vehicle access for loading with a secured gated delivery yard. Parking for 81 car including 9 disabled car parking spaces, 2 motorcycle spaces and dedicated cycle parking. Attractive street lighting and monitored CCTV.

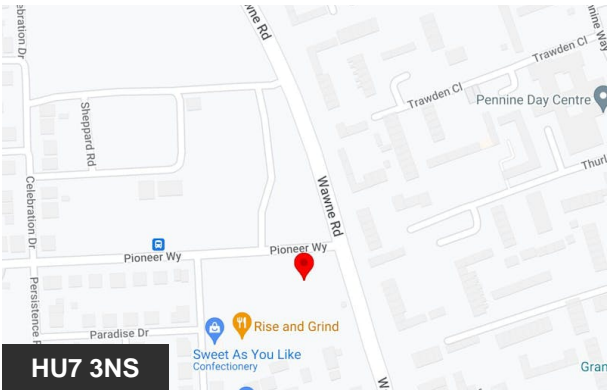
Location

Located at the prominent junction of Wawne Road and Pioneer Way in the Kingswood area approximately 4 miles to the north of Hull and approximately 9 miles to the south east of Beverley. Kingswood is a modern community on the northern edge of the city. Work to provide new housing, retail, leisure and employment facilities started in the 1990s and Kingswood continues to thrive and grow today. So far over 3,600 new homes have been built and land is available at Kingswood for approximately 3,100 more homes. 1,700 new homes are currently being developed by Keepmoat , Strata and HomeGroup.

Accommodation

The site extends to:

Name	Size	Tenure	Availability
Ground - Development Site	0.49 Acres	For Sale / To Let	Available



Viewing & Further Information



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FOR SALE / TO LET

Roadside Development Site



Wawne Road, Kingswood, Hull, HU7 5YS



- Land with full planning permission for use as a public house/restaurant
- Suitable for Class A4
- Tesco Express, Cooplands and Norwood Vets are neighbouring occupiers on the scheme
- Part of a development comprising of 1,700 new homes
- Suitable for alternative roadside uses subject to planning

OCCUPIED UNITS

Unit 10: Tesco Express

Unit 9: Kingswood Parks Dental & Skin Clinic

Unit 8: The Barber Lounge

Unit 7: Kingswood Pizza

Unit 6: Kingswood Fish Bar

Unit 5: Norwood Veterinary Clinic

Unit 4: Cooplands Bakery

Unit 3: Rise & Grind Bistro

Unit 2: The Pet Van Store

Unit 1: Chinese Restaurant



The development site anchors a brand new neighbourhood retail scheme comprising 10 retail units and being occupied by a Tesco Express, Cooplands and Norwood Vets. The development site is located adjacent to 1,700 new homes being developed by Keepmoat/Strata/HomeGroup. The retail development includes 81 free onsite parking spaces.



LOCATION

The development site is located at the prominent junction of Wawne Road and Pioneer Way in the Kingswood area approximately 4 miles to the north of Hull and approximately 9 miles to the south east of Beverley.

Kingswood is a modern community on the northern edge of the city. Work to provide new housing, retail, leisure and employment facilities started in the 1990s and Kingswood continues to thrive and grow today.

So far over 3,600 new homes have been built and land is available at Kingswood for approximately 3,100 more homes.

SCHEDULE

UNIT	SIZE	STATUS
Roadside Development Site	0.49 acres	Available

All sizes are approximate.





FOR SALE/TO LET

BRAND NEW ROADSIDE DEVELOPMENT SITE

Wawne Road, Kingswood, Hull, HU7 5YS

SPECIFICATION

- Level site fronting a prominent position on the corner of Wawne Road/Pioneer Way
- All mains services are available
- Rear goods vehicle access for loading
- Secured gated delivery yard
- Parking for 81 car including 9 disabled car parking spaces, 2 motorcycle spaces and dedicated cycle parking
- Attractive street lighting
- Monitored CCTV

SERVICES

All mains services are available.

PLANNING

Class A4 (post 2020 *Sui Generis*).

The land is available to buy as a development site or the owner is willing to consider building a pub/restaurant to the occupier's exact specification.

TENURE

The development site is available to buy on a 999 year lease (virtual freehold) or to let.

PRICE/RENT

Upon application

BUSINESS RATES

Not yet assessed for business rate purposes.

SERVICE CHARGE

A service charge relating to the maintenance of the common parts will be levied. Further information on this can be provided on request.

VAT

VAT is applicable to all costs associated with the development site.



FOR SALE / TO LET

Roadside Pub/Restaurant Development Site



a development by:

Priority Space

www.priorityspace.co.uk



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