



# 62-70 Sunny Bank, Hull, HU3 1LQ and 325 Spring Bank West, Hull, HU3 1LB

For Sale Residential Development Opportunity  
Reduced Price





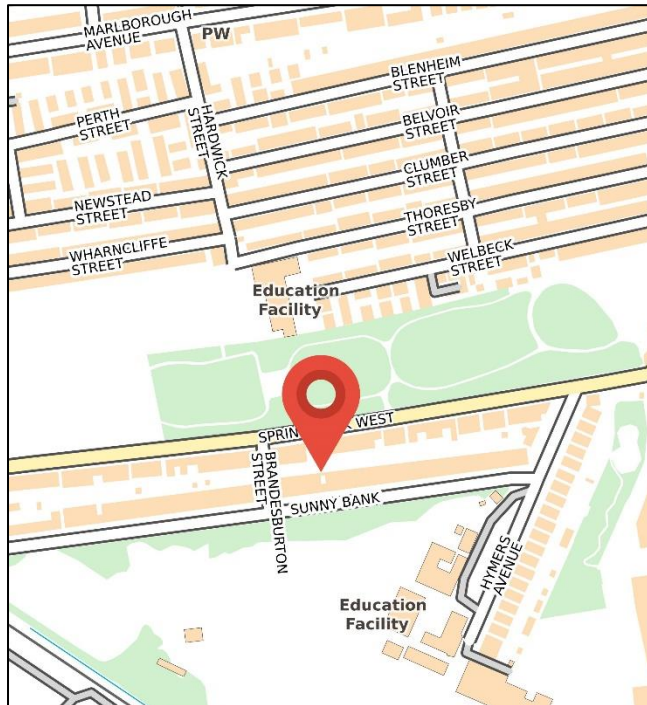
## Summary

- Residential development opportunity
- 1,145 sq m (12,326 sq ft)
- Former Care Home
- Located in a largely residential area in the west of Hull
- The site offers an excellent opportunity for refurbishment of the existing space or to divide and create individual residences.

## Location

The property is located on the north side of Sunny Bank in a predominantly residential area located approximately 1½ west of Hull city centre. The Sunny Bank elevation of the property is located immediately opposite the playing fields of the nearby Hymers College.

The property previously used as the site offices is located on Spring Bank West.



## Description

The property comprises of a former residential care home with 325 Spring Bank West previously having been used as ancillary offices to the care home. The property lies in a largely residential area and has in the past been six individual residencies.

The Sunny Bank property comprises a series of interconnecting buildings being of brick construction under a pitched tiled roof with a series of extensions to the rear.

Internally the property is divided to provide a range of single and double rooms together with communal areas and kitchens.

325 Spring Bank West has previously been utilised as offices and is connected to the Sunny Bank properties by a rear yard area.

Externally there is on street parking to the front of the Sunny Bank elevation and to the rear of the properties are a combination of garden/yard areas.

The site offers an excellent opportunity for refurbishment of the existing space or to divide and create individual residences.



## Accommodation

The property provides the following approximate accommodation measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice briefly comprises:

	Sq m	Sq ft
<b>62-70 Sunny Bank</b>		
<b>Ground Floor</b> incorporating lounge, dining room, offices, kitchen and bedrooms	523	5,629
<b>First Floor</b> incorporating bedrooms, offices and ancillary accommodation	462	4,973
<b>325 Spring Bank West</b>		
Ground Floor	89	956
First Floor	71	768
<b>Total Gross Internal Floor Area</b>	<b>1,145</b>	<b>12,326</b>
<b>Total site area approximately 0.29 acres</b>		

## Terms

The property is available for sale subject to the following terms and conditions.

## For Sale

## Price

Offers are invited in excess of £700,000

## Tenure

We are advised that the premises are freehold and will be conveyed with the benefit of vacant possession upon completion.



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## Business Rates

The occupiers will be responsible for the payment of business rates. The property currently has a rateable value of:

62-70 Sunny Bank, Hull – No entry

325 Spring Bank West, Hull - £1,950 (Offices & Premises), which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly and also to ascertain whether transitional relief is applicable to the property or if the rateable value is under appeal.

## VAT

The property is not registered for VAT.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

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## Contacts

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Date: **October 2023** File Ref: **16436**



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