

FOR SALE

UNIT 1

YORK STREET, HULL, EAST RIDING OF YORKSHIRE,
HU2 0QD



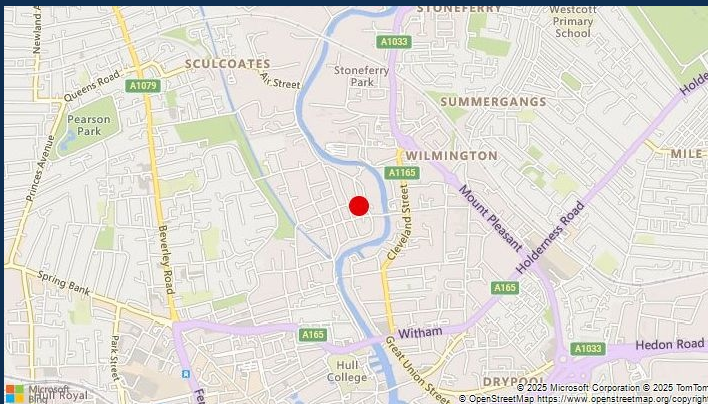
Price - £150,000

INDUSTRIAL

1,483 sq.ft. (137.77 sq.m.)

Property Features

- Freehold Industrial
- Dedicated secured yard
- Popular Wincolmlee location
- Suitable for a variety of industrial uses
- 3 phase power
- Excellent road connections
- Immediate availability



Enquiries

Chris Hyam
DDI 01482 296691
chris.hyam@garnessjones.co.uk

Josh Darley
DDI 01482 296699
josh.darley@garnessjones.co.uk

Location

The property is accessed from York Street which forms part of the popular Wincolmllee industrial area. The area is regarded as the industrial heartland of the City and benefits from excellent road connections to all parts of the City to include the west and wider motorway network. The location provides reasonable access to Hull city centre thus benefitting from excellent transport links for staff and customers alike.

Description

An industrial premises of steel portal frame construction with low level brick/block to a height of approximately 2.5m surmounted by insulated profile sheet cladding to the upper walls and roof. New LED warehouse lights have been installed.

The roof had a slight pitch and incorporated translucent panels allowing natural daylight into the workshop area. Office accommodation has been provided at first floor level and the property has a dedicated yard area accessed from York Street.

The premises has a single access roller shutter measuring 3.21m wide by 4.3m high.

Accommodation

	sq.ft.	sq.m.
Ground floor	1,333	123.84
Firs floor	150	13.93
Total	1,483	137.77

Service Charge

We understand there is no service charge payable.

EPC Rating

To follow.

Services

We understand the premises are connected to 3 phase electric, water and drainage. Interested parties are advised to make their own independent enquiries.

Local Authority

Hull City Council

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£5,900	
--------	--

The above has been provided for information purposes only. Interested parties to make their own independent enquiries with the local authority business rates department.

Terms

The premises are available to purchase freehold with vacant possession at an asking price o £150,000 exc. Immediately available.

