

# FOR SALE

## CENTRAL GARAGE

QUEEN STREET, WITHERNSEA, EAST RIDING OF  
YORKSHIRE, HU19 2JR



Price - £115,000

INDUSTRIAL

2,219 sq.ft. (206.15 sq.m.)

### Property Features

- Freehold industrial.
- Former garage premises.
- Prominent frontage onto Queen Street Withernsea
- Suitable for a variety of industrial uses (STP).
- Immediate availability.



Enquiries

Chris Hyam  
DDI 01482 296691  
[chris.hyam@garnessjones.co.uk](mailto:chris.hyam@garnessjones.co.uk)

Josh Darley  
DDI 01482 296699  
[josh.darley@garnessjones.co.uk](mailto:josh.darley@garnessjones.co.uk)

## Location

The property is situated on the high street of Withernsea known as Queen Street in a prominent and central location with nearby occupiers such as convenience stores, takeaways, restaurants, banks, high street shops and beauty/salon premises.

## Description

The premises are a former garage premises with direct access from Queen Street. The main entrance is secured by wooden gates which leads to the open plan workshop. The roof sits under a timber frame truss and is single skin profile sheet cladding. Height under the truss is 2.4m. Lighting in the workshop is a mixture of fluorescent and LED.

There is access to the rear alleyway form the premises.

## Accommodation

	sq.ft.	sq.m.
Entrance	421	39.11
Workshop	1,798	167.03
Total	2,219	206.15

## Service Charge

We understand there is no service charge payable.

## EPC Rating

To be confirmed.

## Services

We understand the premises are connected to a 3 phase electric supply, water and drainage. Interested parties to rely on their own enquiries.

## Local Authority

East Riding of Yorkshire

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£4,350	

The above has been provided for information purposes only. Interested parties to make their own enquiries with the local authority rates team. Qualifying purchasers might benefit from 100% rates relief.

## Terms

The premises are available freehold with vacant possession on completion at an asking price of £115,000 excl.

Fixtures, fittings, stock, equipment remaining in the premises can be purchased through separate negotiations with the vendor.



01482 564564

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