

# 19B MAIN STREET

WILLERBY, HU10 6BP

**GARNESS  
JONES**

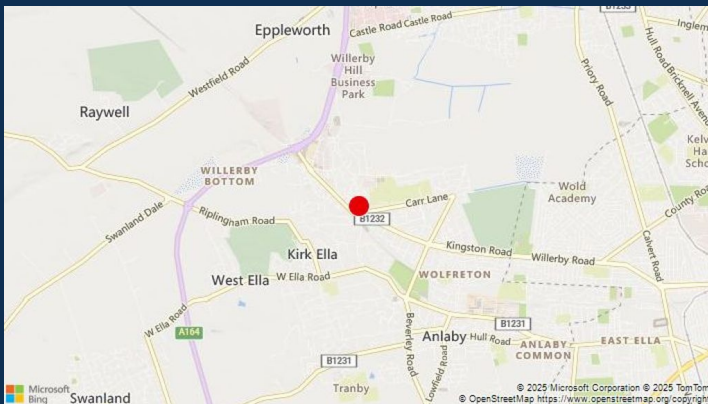
Price - £375,000 (Offers in the region of)

**OFFICE**

**1,758 sq.ft.** (163.32 sq.m.)

## Property Features

- Close proximity to Willerby Square.
- Benefiting from Class E Use
- Suitable for Office, Retail, Financial Services, Medical and Café/Restaurant & Nursery
- Potential for conversion, subject to planning. Or ability to separately let on a floor by floor basis, if required to let out for investment purposes.
- Parking to front & rear of the property



**Enquiries**

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## Location

The premises is located on Main Street in Willerby in East Yorkshire which is a vibrant and diverse thoroughfare that seems to blend residential charm with commercial vitality. Aligned with a mixture of traditional homes and modern businesses the street offers a commercially main street of the heartbeat of Willerby hosting multiple businesses from boutique shops to essential services. The property benefits from having easy access to local amenities including the Willerby Shopping Park which offers a selection of supermarkets, retail outlets and additionally the premises as within close proximity to The Square in Willerby which comprises of a mixture of local and national retailers with Cooplands, Sainsburys, Estate Agents and Solicitors.

## Description

The premises consists of a self-contained three storey office building with parking allocated to the front, with the ground floor consisting of open plan sales area, rear meeting room and kitchen facilities. There is a rear fire escape and access where there is additional car parking which serves the property, with a stairwell leading to the upper floors. The first floor comprises of an open plan office. with the second floor consisting of 2 offices and kitchen.

The accommodation is fitted out to a good specification with the property benefiting from gas central heating, LED lighting and air conditioning. Each floor has its own WC facilities.

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor	709	65.87
First Floor	650	60.38
Second Floor	399	37.07

## Service Charge

There is no service charge implemented on this property.

## EPC Rating

The property's EPC is to be provided.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Business Rates

Ground Floor has a Rateable Value of £12,000.  
1st & 2nd Floor has a Rateable Value of £7,700.

## Terms

We have been appointed to seek offers in the region of £375,000 for the freehold interest, subject to vacant possession.



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