

FOR SALE

UNIT 2

WEST NORTHUMBERLAND AVENUE, HULL, EAST
YORKSHIRE, HU2 0LN

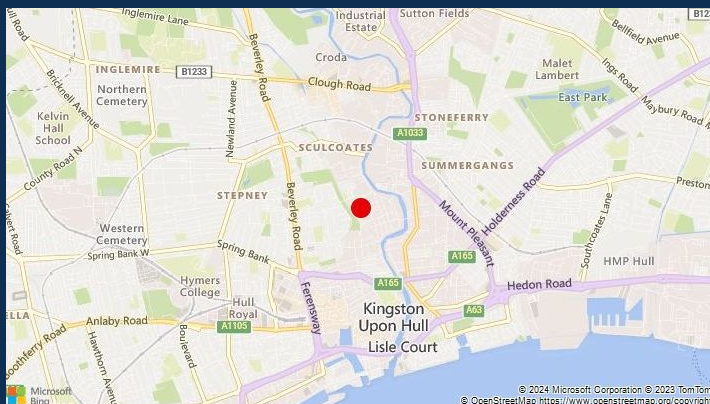


Price - £155,000 (Offers in the region of)

Commercial Investment
2,549 sq.ft. (236.8 sq.m.)

Property Features

- Industrial Commercial investment in established industrial location
- Current Gross yield of 7.10%
- 6 year lease from 01.02.23 to 31.01.29. With a rent review provision 01.02.26.
- Industrial unit with ground floor reception and first floor offices.
- Secure Fenced Yard area



Enquiries

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Location

The unit is situated in the well established industrial area of Wincolmlee. This area provides for easy access to the A1033 which in turn leads to the A63 with the docks to the east, Humber Bridge and motorway network to the west. Access is also readily available to the A1079 Beverley Road providing easy access to Beverley and the East Coast.

Description

This commercial investment consists of a semi detached steel portal frame industrial unit. Externally the property benefits from a fenced designated yard. The property is accessed via an over sized concertina door measuring approximately 4.35 x 4.85 mas well as a pedestrian access door, secured by roller shutters. Internally the property is of block build interior and the roof benefiting from translucent light panels. The ground floor personal doors and windows benefit from roller shutters for security. The unit has a small reception area on the ground floor with offices above and to the rear is a single storey stores area.

The current passing rent is £11,000 per annum on a 6 year lease from 01.02.23 to 31.01.29. With a rent review provision 01.02.26.

This produces a current gross yield of 7.10% before the rent review provision.

Accommodation

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

	sq.ft.	sq.m.
Ground floor	1,766.26	164.09
Ground floor	425.5	39.53
First floor	357.11	33.18

EPC Rating

The property's energy rating is Band E

Services

We are advised that all mains services including 3 phase electricity are connected to the subject premises. Interested parties to carry out their own independent enquiries.

Business Rates

RATEABLE VALUE RATES PAYABLE

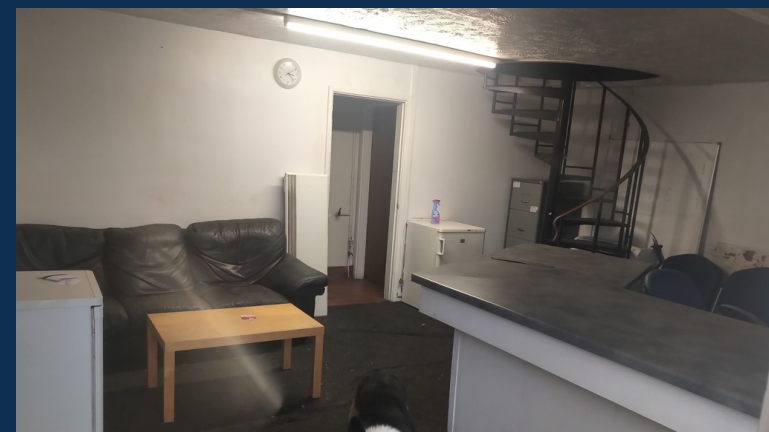
£10,500

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

Terms

The leasehold interest is available for purchase for a sum of £155,000 excl

The leasehold agreement is a 999 year lease from 1988, on a peppercorn rent.



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www.garnessjones.co.uk

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