

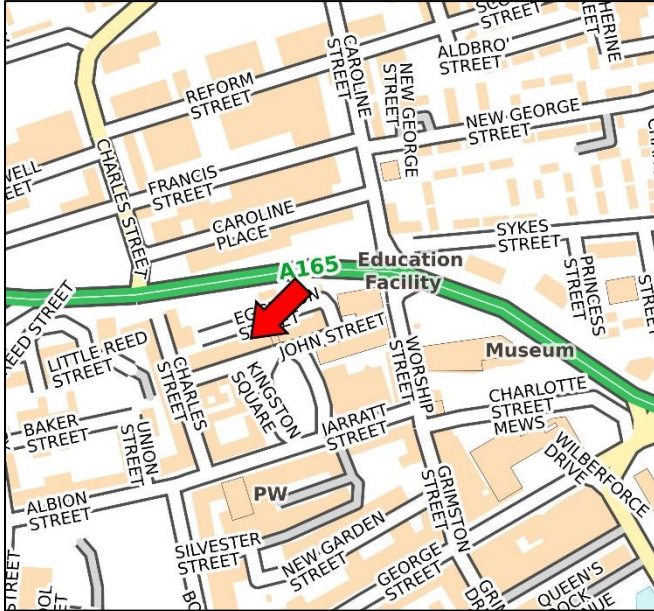


**18 John Street, Hull,
East Yorkshire, HU2 8DH**
Freehold Offices For Sale



Location

The property boasts a rare and attractive location in Hull city centre, fronting John Street, which is conveniently accessed via the nearby A165. John Street is a pleasant street in the Georgian New Town Conservation Area nearby to the picturesque Kingston Square Gardens. It is well served by a wide range of nearby amenities and national brands trading in Hull city centre.



Description

The property comprises a mid-terraced three storey office building comprising a range of open plan offices/consultation rooms over all floors together with all the usual staff facilities and encompasses a rear fenced courtyard.

Despite the buildings current use, it was historically occupied as a residential dwelling and as such, subject to all necessary consents being obtained, would be suitable for a residential conversion project.

Summary

- Three storey freehold city centre offices with courtyard
- Vacant possession upon completion of the sale
- Potentially suitable for residential conversion (subject to consent)
- Price - £170,000

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice and briefly comprises:

	Sq m	Sq ft
Ground Floor	58.56	630
First Floor	50.07	539
Second Floor	29.88	321
Total Net Internal Area	138.42	1,490

Terms

The property is available For Sale on the following terms and conditions.

For Sale

£170,000

Tenure

The property is held freehold and will be conveyed with the benefit of vacant possession upon completion of the sale.

VAT

TBC

Business Rates

The purchaser will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value of £6,800, 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.

EPC

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

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