

Unit 2, Quayside Business Park,
Rugby Street, Hull, HU3 4RB

FOR SALE / TO LET

Well apportioned industrial unit

West Hull location with excellent
access to the A63

Extends to 552.9 sq m (5,941 sq ft)

Concrete surface yard

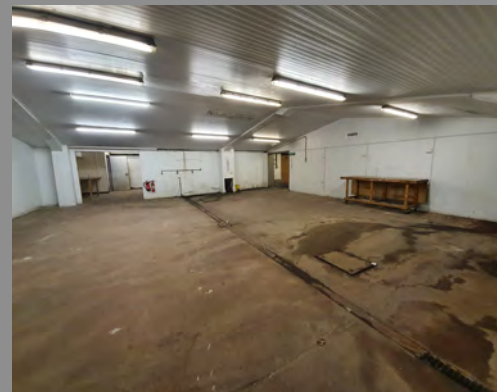
Full vacant possession.
Available for immediate occupation

Guide Price £220,000

Guide Rent £19,500 p.a.exc

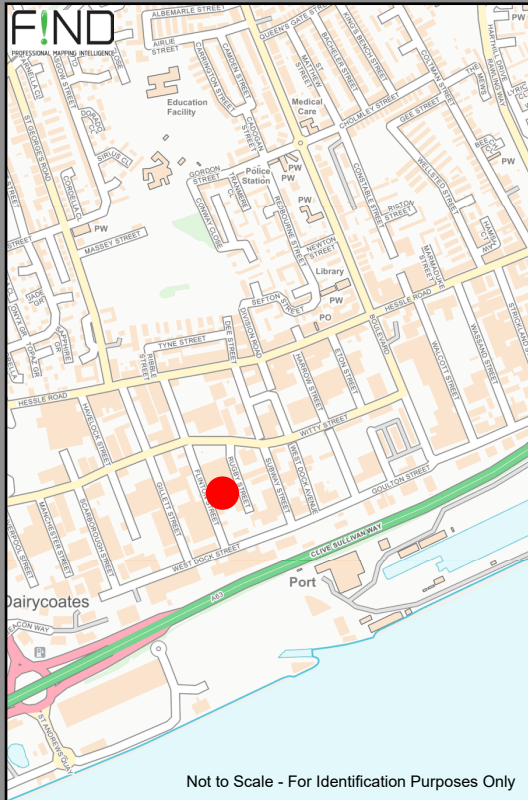


Scotts
01482 325634



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LOCATION

Hull is a city and established port situated on the north bank of the Humber estuary. It is the regional capital of the East Riding of Yorkshire. The city is situated approximately 60 miles east of Leeds via the M62 and has a population of approximately 260,000. In recent years there has been increasing focus on the Humber estuary as a centre for the offshore renewables industry.

More specifically, the property is located approximately 2 miles west of Hull City Centre immediately south of Witty Street with excellent access to the nearby A63, providing direct connections with the docks, Humber Bridge and national motorway network beyond.

DESCRIPTION

The subject property is part of a larger former fish factory, subdivided to form Quayside Business Park. The unit is to the rear of the Business Park accessed via Rugby Street.

The unit features a dedicated private car park/yard area. The external walls to the yard are overclad to. Internally, the property also provides office accommodation which is well presented.

ACCOMMODATION

Industrial c.552.9 sq m (5,941 sq ft)

LEASE TERMS

The property is available To Let for a minimum term of years to be agreed on an effective full repairing and insuring basis at a guide rent of £19,500 per annum exclusive.

The property is also available For Sale at a guide price of £220,000.

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Rateable Value of £14,750. The new occupier will be responsible for the payment of Business Rates at the property.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302

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