

Former Jewsons Premises,
Sissons Way, Hull, HU5 1SW

FOR SALE

Large Freehold Industrial /
Trade Counter Unit

Total Accommodation
c.1,888 sq.m (20,322 sq ft)

Modern build specification with
a large surfaced yard and
separate customer parking

Site area approx. 1.5 acres (0.6 Ha)
(inc. the industrial unit)

Situated in an established
commercial location

Available immediately

Guide Price £1,400,000
Guide Rent £120,000 p.a.e.

Scotts
01482 325634



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LOCATION

The subject property is located on Sisson Way, on the south side of Clough Road, approximately 3 miles north of Hull city centre. Clough Road is accessed via Beverley Road (A1709) / Cottingham Road to the east, and Stoneferry Road (A1165) to the west.

Clough Road is an established commercial location with a mix of out of town retail, industrial, office and leisure uses nearby. Surrounding occupiers include Halfords, Currys, Dunelm, CarpetRight, The Range, Go Outdoors, Mecca and JD Gyms.

DESCRIPTION

The site area extends to approximately 1.5 acres (0.60 Ha) comprising a single bay industrial unit with a large surfaced yard, and separate customer parking (c.14 spaces). The industrial unit is of steel portal frame construction beneath a pitched overclad roof. The elevations are brickwork/blockwork to a mid height, with profile metal cladding thereafter.

The accommodation currently comprises the main warehouse with a single storey trade counter/amenity block within. There are three loading bays off the main warehouse each with a full height roller shutter door facing onto the yard.

ACCOMMODATION

Industrial Unit	1,888 sq m	(20,322 sq ft)
including mezzanine	84 sq m	(904 sq ft)
Trade counter/Office/staff facilities	256 sq m	(2,755 sq ft)
Total area	1,888 sq m	(20,322 sq ft)
Site Area	c. 1.5 Acres	(0.60 Ha)

SERVICES

The property has 3-phase electricity, water and drainage connected.

RATEABLE VALUE

The property is described as 'Warehouse & Premises' with a rateable value of £60,500 (effective 1 April 2023).

DISPOSAL TERMS

The freehold property is available For Sale with vacant possession at a guide price of £1,400,000. The property is also available To Let on full repairing and insuring terms at a guide rent of £120,000 per annum exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE RATING: C (55)

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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