

5 Memorial Avenue,
Withernsea, HU19 2DN

FOR SALE

Substantial ground floor premises with
1st floor & attic accom. to the front

Recently operating as a
long-established amusement arcade

Ground floor accommodation
342.0 sq m (3,680 sq ft)

First floor and attic accommodation
126 sq m (1,360 sq ft)

Suited to use as an amusement
arcade, other seaside orientated
businesses or destination based retail
(subject to any necessary consents)

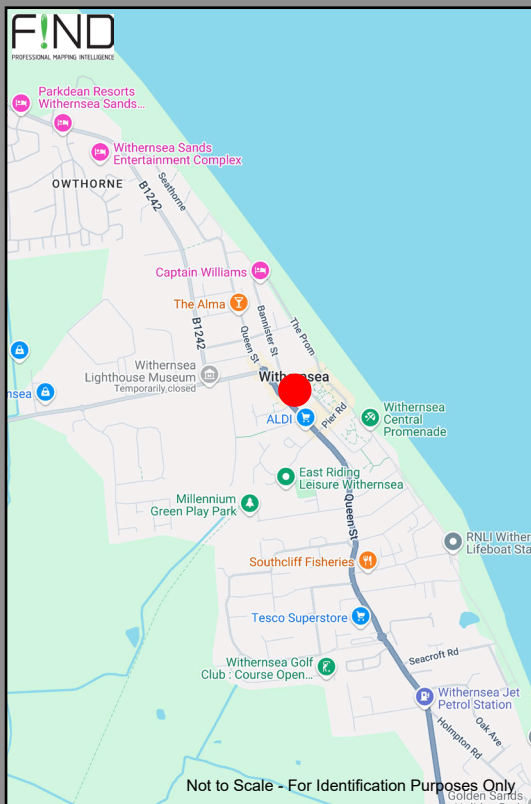
Guide Price £150,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated in the east coast town of Withernsea with a resident population of approximately 6,000 in addition to visitors from numerous caravan holiday parks in and around the town/Holderness coast. Withernsea is situated approximately 20 miles south-east of Hull primarily accessed via the A1033.

The subject property fronts the west side of Memorial Avenue, looking across Valley Gardens to The Promenade, forming part of a parade of similar amusement arcade/seaside orientated business premises.

The property is primarily brick built to two-storey height towards the front which in part extends into the attic with single-storey rear projections under dual pitched clad roofs with some small flat roof sections in part. The property extends fully back to a shared tenfoot accessed from both Pier Road and Seaside Road. To the front of the property is a canopied forecourt.

ACCOMMODATION

Ground Floor	342.0 sq m	(3,680 sq ft GIA)
First Floor	88.0 sq m	(950 sq ft GIA)
Second Floor/Attic	38.0 sq m	(410 sq ft GIA)
Total accommodation	c.468.0 sq m	(5,040 sq ft) plus forecourt.

RATEABLE VALUE

The property is described as 'Amusement Arcade & Premises' with a rateable value of £13,250. This should provide some rate relief to a qualifying small business under current provisions.

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £150,000.

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.

ENERGY PERFORMANCE RATING: D (91)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7167**

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All photos taken when trading

