

88c York Street,
Hull, HU2 0QD

FOR SALE

Freehold industrial opportunity

Workshop 113.4 sq m (1,220 sq ft)

Total accommodation
226.8 sq m (2,440 sq ft)

Upper floors provide additional
storage / office area

Ideal for a small - medium business

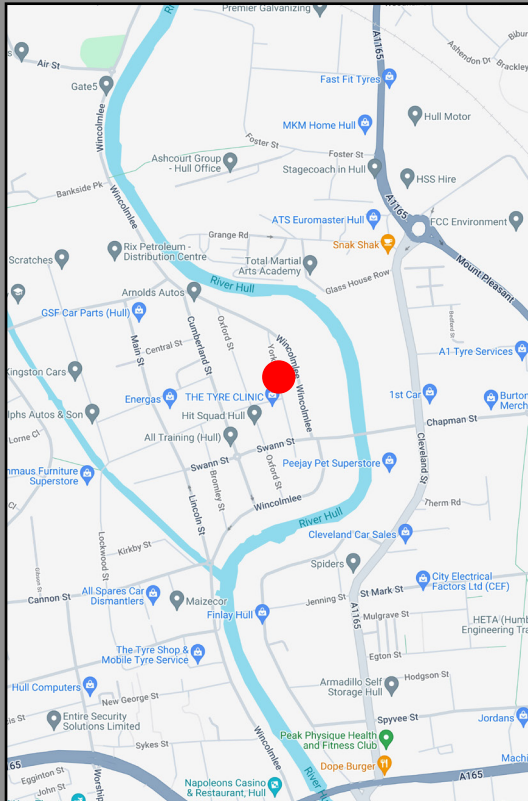
Available Immediately

Guide Price £150,000



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Scotts
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LOCATION/DESCRIPTION

The subject property is located on York Street less than 1 mile north of Hull city centre. Wincolmllee is an industrial location which benefits from close proximity to the Stoneferry area and Freetown Way (A165) providing good cross-city access.

The property comprises a 2-storey end-terrace industrial unit of brick construction under a pitched roof. An electric roller shutter door provides access to the workshop. The first floor has been partitioned into offices with ancillary stores, kitchen and WC. Windows are uPVC double glazed

The accommodation has been refurbished with new LED lighting, a suspended ceiling and hanging infrared heat panels. The property has a single phase electricity supply and a newly fitted gas meter.

ACCOMMODATION

Ground Floor	113.4 sq m	(1,220 sq ft)
First Floor	113.4 sq m	(1,220 sq ft)
Total	226.8 sq m	(2,440 sq ft)

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a rateable value of £4,350, effective April 2023. Under current legislation the property qualifies for small business rates relief subject to an occupier's status.

DISPOSAL TERMS

The freehold property is offered For Sale with 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: C (66)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7090**

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