

100 Oxford Street,
Hull, HU2 0QP

FOR SALE

Trade counter, warehouse,
workshops, offices and storage

Extending to approximately
820 sq m (8,831 sq ft) overall

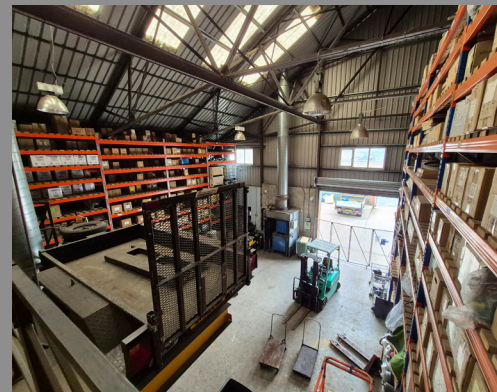
Suitable for a variety of industrial
uses

Benefits from 3 phase electric, and
large vehicular access

Solar recently installed on the South
elevation

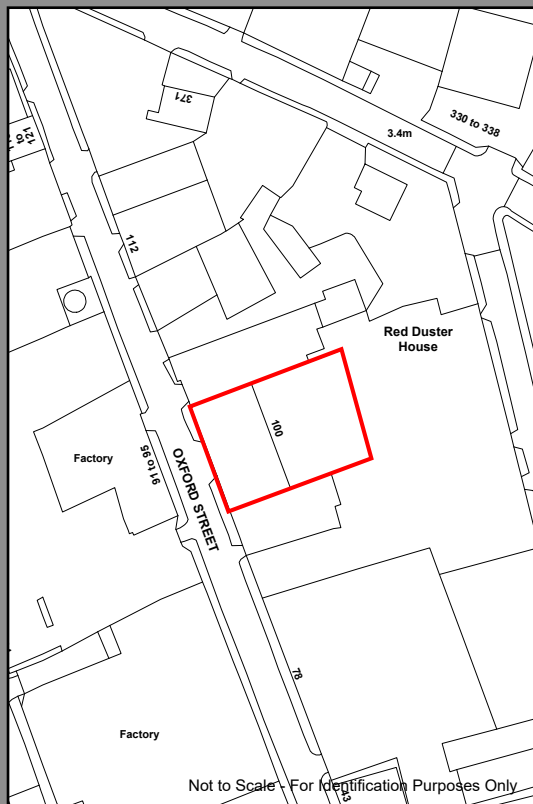
Guide Price £390,000

Scotts
01482 325634



100 Oxford Street,
Hull, HU2 0QP

FOR SALE



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the East side of Oxford Street which forms part of the Wincolmlee Industrial Estate. The site is approximately 1 mile north of Hull City Centre and has reasonable access to the A63.

DESCRIPTION

Internally the building is constructed of a steel frame with brick and block in-fill under a pitched clad roof. The internal areas are split into a trade counter / customer reception, warehouse, workshop and offices. Additional storage space is available on the mezzanine.

Externally there is a concrete forecourt with space for up to 5 vehicles to park and an unloading bay. The unit benefits from 3-phase electric, gas, separate water system and solar on the south elevation.

ACCOMMODATION

Ground Floor	477 sq m	(5,134 sq ft)
First Floor	343 sq m	(3,692 sq ft)
Mezzanine	-	-

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £390,000.

RATEABLE VALUE

There are two listings for the premises within the 2026 Rating List:

'Workshop & Premises' with a Rateable Value of £10,250 under Local Authority Ref: 10170140010020

'Workshop & Premises' with a Rateable Value of £13,000 under Local Authority Ref: 10170140010019

Under current legislation, an eligible occupier may benefit from small business rates relief subject to occupier status.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable. The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Rose Cardwell rose@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.0000**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.