



Commercial Property, Market Hill, Hedon, East Yorkshire, HU12 8JB

- Site of former tool hire business
- Possibility of development subject to planning permission
- Yard Space
- Central aesthetically pleasing location
- Two storey former office
- Approx 37m2 (400 sqft) interior floor space
- Access from Market Hill Hedon
- Freehold with vacant possession

Guide Price £190,000



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Location and what3words

The property is located at the intersection of Market Hill and Church Gate close to Market Place, Hedon's main commercial street. The property is the former HQ of a tool hire business, Hedon Hire Ltd. The property is around five miles' drive from the centre of Hull. Access to the wider country is via Hull Road which becomes a dual-carriageway leading into Hull, and ultimately the M62. There is a gated vehicular access to the property off Market Hill. What3words: ///stones.rivals.poker

Description

The property consists of a two-storey brick building with tile roof formerly used as offices, a yard or parking area, a former brick built building without roof and a concrete yard. Vehicular access is via double gates.

Accommodation:

Ground floor: Lobby 1.83 x 2.26 Front Office: 1.07 x 1.06, 4.74 x 1.96 WC with sink unit: 2.31 x 1.77 First Floor: Office 1: 0.80 x 4.44, 1.48 x 3.45, 1.35 x 1.63. with built in storage. Office 2: 1.53 x 4.48, 1.72 x 0.36 Total: c. 36.98 m2 (398 sqft) Outside: Former brick built building: 5.10 x 13.9 Former brick and tile stores: 4.00 x 5.09 with mezzanine storage over. Enclosed concrete yard with gated access.

Services

Mains water and gas are available and connected. Electricity is available but has been disconnected. The property has the benefit of a gas boiler and is fitted throughout with double and single radiators.

Alternative Use

The property could be put to other uses including possible residential use or development subject to planning consent. There was an approved planning application (2006) which has now expired: Erection of 2 dwellings following demolition of commercial building extension and conversion of existing office building into 1 dwelling and erection of a two storey extension to side. 06/09545/PLF.

Tenure

The property is being sold freehold with vacant possession.

Price

The property is being marketed with a guide price of £190,000.

Business Rates

The property is subject to business rates with a rateable value of £6,400. This should be checked with the local East Riding of Yorkshire Council. Small businesses may be eligible for Small Business Rates Relief.

VAT

The above guide price has been quoted exclusive of VAT and the incidence thereof has not been taken into account. Following enquiry with the owners, the building is not understood to have been elected for VAT.

Energy Performance Certificate

The property has an Energy Efficiency Rating in Band E, rating 113. A copy of the Energy Performance Certificate is available on request.

Local Council

The local council is the East Riding of Yorkshire Council, a unitary authority.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. Our charge for these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non-refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Legal Costs

Each party is to bear their own legal costs, with the purchaser being responsible for the payment of Stamp Duty Land Tax (SDLT).

Viewings

Strictly by appointment with the sole agents Leonards. Contact Robert Maitland-Biddulph on 01482 375 212 .

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