



Faith House Surgery 723 Beverley Road, Hull, East Yorkshire, HU6 7ER

Offers In Excess Of £399,950

Faith House Surgery 723 Beverley Road, Hull, East Yorkshire, HU6 7ER

OPEN DAY FRIDAY THE 6TH OF MARCH - 11:00-13:00 - ALL PARTIES WELCOME.

OVER 4700 SQUARE FEET OF FREEHOLD PREMISES. SUITABLE FOR COMMERCIAL OR RESIDENTIAL PURPOSES. (SUBJECT TO NECESSARY PERMISSIONS)

POTENTIAL RESIDENTIAL CONVERSION OPPORTUNITY (SUBJECT TO NECESSARY PERMISSIONS)

Occupying an established plot measuring in excess of 0.50 of an acre is this unique development opportunity is in close proximity to the nearby University. The property for sale offers full refurbishment and redevelopment potential (subject to the necessary permissions.)

The former medical practice/surgery building currently benefits from a D1 classification usage (Town and Country Planning Act 1989) but offers scope for conversion for a multitude of purposes.

Currently the building offers a main reception area and office with up to 9 consulting rooms to the ground floor level and associated bathroom provision.

To the first floor a lift and staircase provide access to a further 5 office suites are accessed from a galleried landing with second floor storage to the loft area accessed via a fixed staircase.

Externally parking areas to the front and rear are provided with an expansive garden extending down to the west facing rear boundary.



ENTRANCE VESTIBULE

6'11" x 12'2" (2.13m x 3.73m)

MAIN RECEPTION

20'9" x 14'7" (6.33m x 4.47m)

OFFICE RECEPTION

13'5" x 20'9" (4.11m x 6.33)

INNER HALLWAY**STAIRWELL HALLWAY**

13'5" x 20'1" (4.11m x 6.13m)

CONSULTING ROOM TWO

13'9" x 9'7" (4.21m x 2.94m)

CONSULTING ROOM THREE

9'10" x 11'4" (3.00m x 3.46m)

CONSULTING ROOM FOUR

10'10" x 13'8" (3.31m x 4.17m)

CONSULTING ROOM FIVE

11'4" x 10'2" (3.47m x 3.11m)

CONSULTING ROOM SIX

13'7" x 10'2" (4.16m x 3.11m)

CONSULTING ROOM SEVEN

15'2" x 10'2" (4.64m x 3.11m)

CONSULTING ROOM EIGHT

9'10" x 13'1" (3.01m x 4.01m)

CONSULTING ROOM NINE

13'8" x 8'3" (4.18m x 2.53m)

COMMUNAL W.C**FIRST FLOOR****LANDING**

14'7" x 11'9" (4.47m x 3.59m)

INNER LANDING**FRONT OFFICE ONE**

14'8" x 16'6" (4.49m x 5.05m)

FRONT OFFICE TWO

16'3" x 14'0" (4.96m x 4.28m)

KITCHEN

8'3" x 7'3" (2.52m x 2.22m)

COMMUNAL W.C**REAR OFFICE THREE**

11'11" x 15'8" (3.64m x 4.8m)

REAR OFFICE FOUR

14'8" x 10'9" (4.48m x 3.30m)

SIDE OFFICE

10'7" x 12'6" (3.23m x 3.83m)

BOILER CUPBOARD**STORE ONE**

11'0" x 5'4" (3.37m x 1.63m)

STORE TWO

9'7" x 5'2" (2.94m x 1.58m)

SECOND FLOOR**LOFT**

41'4" x 11'6" (12.60m x 3.51m)

OUTSIDE

A private entrance with a concrete parking area features with herbaceous planting to the front boundary. A side drive leads to a further parking forecourt to the rear with extensive laid to lawn grass and established planting and shrubbery beyond extending some considerable distance to the rear boundary.

PROPERTY PARTICULARS-DISCLAIMER**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any

expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of DB Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133
E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk







TOTAL AREA: APPROX. 442.8 SQ. METRES (4766.4 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

■ **BEVERLEY OFFICE**
3 Sow Hill Road, Beverley, East Yorkshire, HU17 8BG
T (01482) 866304 | E bevsales@stanifords.com
www.stanifords.com

■ **SWANLAND OFFICE**
2 West End, Swanland, East Yorkshire, HU14 3PE
T (01482) 631133 | E swansales@stanifords.com
www.stanifords.com