



Hedon Hire Ltd. Market Hill, Hedon, 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

Price Guide £190,000



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Hedon Hire Ltd. Market Hill, Hedon, HU12 8JB

This commercial property is located near the centre of the busy market town of Hedon. Two storey former office building with scope for development subject to planning consent, and substantial yard space.

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 .

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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