

FOR SALE

576-578 SPRING BANK WEST
HULL, EAST RIDING OF YORKSHIRE, HU3 6LJ



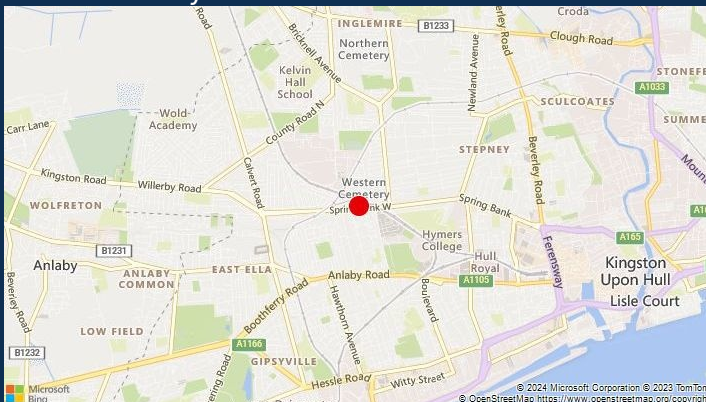
Price - £370,000

RETAIL

6,912 sq.ft. (642.12 sq.m.)

Property Features

- Suitable for owner occupier.
- Benefiting from Class E use which is suitable for retail, office, financial services, restaurant, clinics, health centres, day nursery and gym.
- Potential for development subject to planning.
- Site area 0.36 acres (0.15 hectares).
- Considerable amount of vehicle traffic passes the property throughout the course of the day.



Enquiries

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Location

The property is in a highly prominent position on Spring Bank West opposite Walton Street which is in close proximity to KC Football Stadium and is at the barriers for the main trainline from the East Coast to Hull City Centre. The surrounding area is predominantly residential with the premises being on the main arterial road into Hull City Centre which is approximately 1 mile to the east where there is a considerable amount of vehicle traffic passing the property throughout the course of the day.

Description

The premises consists of a single storey traditional brick clad fascia retail commercial unit which benefits from Class E Use which is suitable for retail, office, financial services, restaurant, clinics, health centres, day nursery and gym. The premises were formally utilised as the sale and distribution of tiles and internally benefiting from open plan sales area, rear staff facilities. The premises has suspended ceiling with fluorescent tube lighting with a warehouse to the east elevation with roller shutter access. Externally the premises benefit from car parking to the south elevation and west elevation. The property sits on a site area of 0.36 acres (0.15 hectares) and would be suitable for redevelopment subject to the appropriate planning consent being obtained.

Accommodation

	sq.ft.	sq.m.
Sales	3,595	333.98
Warehouse	3,051	283.44
Staff	266	24.71

Service Charge

There is no service charge implemented on this property.

EPC Rating

Available on request.

Services

The premises are connected to mains drainage, gas, electric and water. Interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£22,750	£11,352.25

Terms

We have been appointed to seek offers in the region of £370,000 for the freehold interest, subject to vacant possession.



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