



£12,000 Per Annum

Wawne Post Office 52 Main Street, Wawne, Hull, HU7 5XH

LEONARDS
— SINCE 1884 —

WAWNE POST OFFICE 52 MAIN STREET, WAWNE, HULL, HU7 5XH

- Post Office & Village Store
- Central & Vibrant Village Location
- Includes 3 Bedroom Accommodation
- Shop c.60.3m² (649ft²) + Stores
- Side Drive & Garage/Stores
- Suitable for a Variety of Uses (subject to consents)
- Large Rear Garden
- Shop Sales c. £225,000 (2019)

DESCRIPTION

The extended semi-detached property presently operates as a village store and post office with spacious 3 bedroom living accommodation. To the frontage there is a concrete apron, disabled access ramp with brick riser to the timber and glazed shop frontage, the property having a side drive fronting an attached garage and store. To the rear there are enclosed mainly lawn gardens and flagged patio. The premises are licenced to sell alcohol and also sells lottery tickets.

SHOP ACCOMMODATION

Measured on a Net Internal Area (NIA)

Sales incl. PO Counter: 48.8m² (525ft²)

Stores/Kitchen: 11.5m² (124ft²)

Stores/Garage: 50.1m² (539ft²)

WC: -

LIVING ACCOMMODATION

The living accommodation is over two floors and briefly comprises of:-



ENTRANCE HALL

Approached from the front, with cloaks area and stairs to first floor

LOUNGE

15'5" x 12'1" (4.70 x 3.70)

Open to,

DINING ROOM

13'11" x 11'3" (4.26 x 3.43)

Having sliding patio doors to rear garden, access to shop kitchen/store and open to residential kitchen

KITCHEN

13'11" x 6'3" (4.25 x 1.92)

Range of traditional units, worksurfaces, electric hob and oven

OFFICE/STORE

11'0" x 5'8" (3.36 x 1.75)

LANDING

With first floor accommodation to include:-

BED 1 (Rear)

16'10" x 11'2" (5.15 x 3.41)

Having dormer window



BED 2 (Front)

15'2" x 11'3" (4.63 x 3.45)

Having dormer window.

BED 3 (Side)

14'1" x 12'1" (4.31 x 3.69)

Having dormer window

BATHROOM

12'0" x 11'5" (3.67 x 3.50)

Having bath, shower cubicle, W.C. and pedestal wash hand basin.

SERVICES

All mains services are connected the residential accommodation has the benefit of a gas fired central heating system.

LETTING TERMS

The property is available based upon full repairing and insuring terms for a 7 year lease or longer if required with the property being available from early June 2021.

RENT

The commencing rent is £12,000 per annum payable monthly in advance, exclusive of other outgoings. The

landlords would consider undertaking a light refurbishment of the living accommodation (level of which to be agreed), the rent would then increase to £14,400 per annum

USER

The premises have operated as a village store and Post Office for many years but it is considered subject to any necessary consents and approvals the shop unit would suit a variety of other uses.

REPAIRS & INSURANCE

The tenant will be responsible for all repairs and re-decorations to the demise, together with reimbursement of the building insurance applicable thereto.

OUTGOINGS

The shop premises have a Rateable Value of £3,150 subject to either the national or small business multiplier or other reliefs. The residential element is assessed within Band B for Council Tax purposes. Further information is available from the Local Authority, the East Riding of Yorkshire Council. Prospective tenants are advised to check this information before making a commitment to lease the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The following Energy Performance Asset Ratings have been given for each of the component parts of the property:-

Shop Premises: Band E (reading 107)

Living Accommodation: Band D (reading 66)

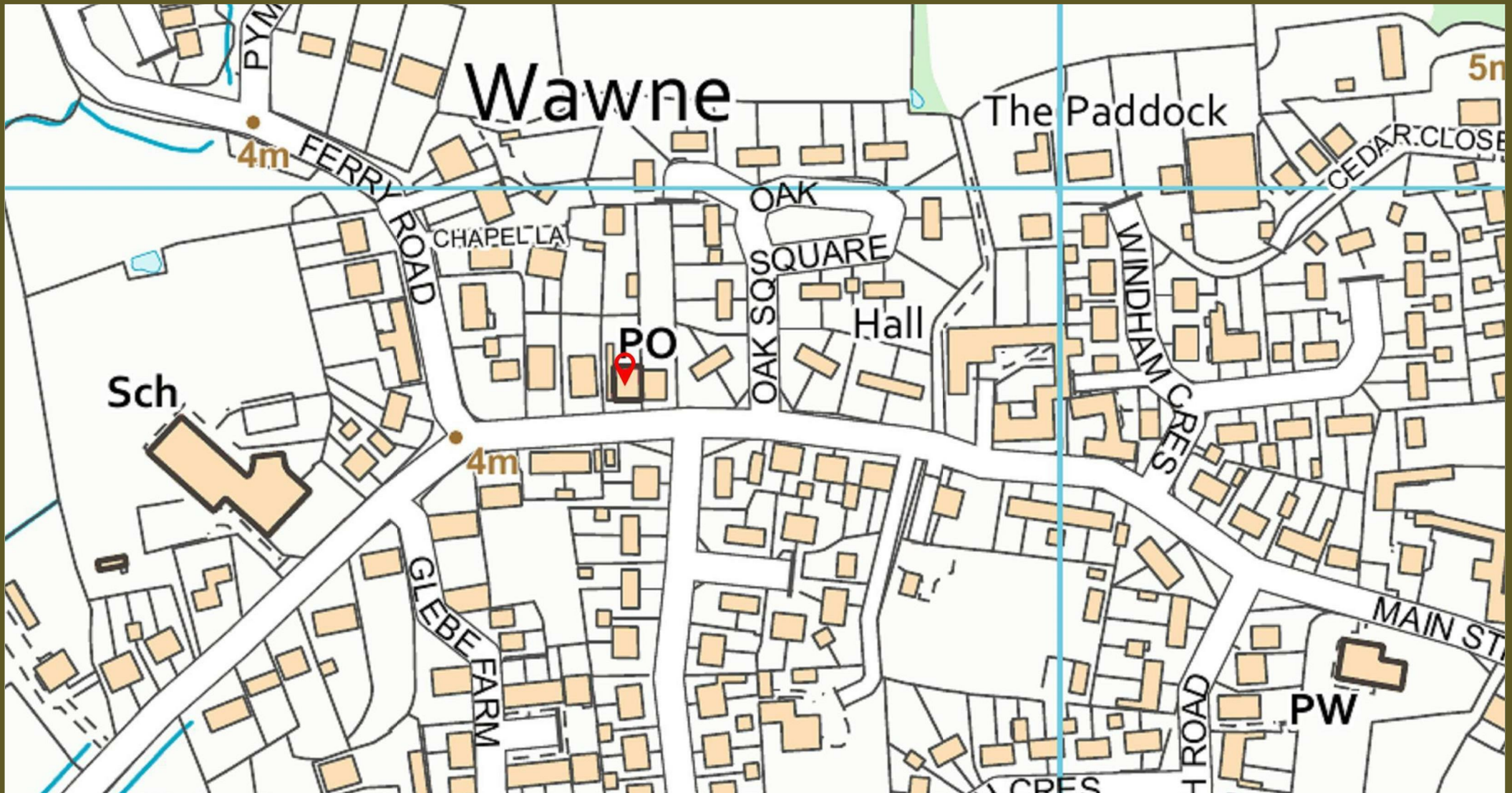
VAT

The above amounts have been quoted exclusive of VAT and therefore the inference thereof has not been taken into account. It is understood that VAT would not be charged in addition to the rent.

VIEWINGS

Viewings are available by telephoning (01482) 375212





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