

Prime Commercial Premises

Hull Road, Howden, DN14 7LP



These prime commercial premises occupy a substantial plot of approximately 0.5 of an acre and are located on Hull Road a highly prominent trading position on the edge of the popular market town of Howden. The premises comprise a substantial detached building extending to approximately 3,500 sq ft with additional mezzanine storage together with a substantial parking area.

£18,000
Per Annum

25 Bridgegate
Howden
East Yorkshire
DN14 7AA

Tel: 01430 431201
Fax: 01430 432114
E-mail: howden@screetons.co.uk
Offices also at Goole, Snaith & Thorne

www.screetons.co.uk

Situation

The premises are situated in a prime trading area fronting the main A614 Hull Road on the edge of the busy market town of Howden.

Description

The property has the benefit of power, lighting, water, an intruder alarm and CCTV. The site is secured by timber fencing and has double metal gates to the front.

THE ACCOMMODATION

- **Commercial Building** **(66'6" x 54'6")**
(21m x 16.5m)
(3,500 sq ft)

Constructed of a metal frame with block and corrugated metal sheeting to the walls and a compressed concrete corrugated roof. Reception area & separate W.C with wash hand basin. Roller shutter doors to the front and rear elevations. Separate metal security personnel door. Concrete flooring throughout.



IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.

- **Mezzanine Office** **(14'6" x 19')**
(4.4m x 5.8m)

Stairway from main area.

- **Parking Area**

Substantial area of hardstanding and parking.

FURTHER INFORMATION

- **Viewing**

By appointment with the agents.

- **Rent**

£18,000 per annum.

- **Rates**

The premises are currently not registered for business rates. Interested parties are advised to contact the local authority directly with regard to future business rate registration and rate relief that may be available.

- **Lease Terms**

Minimum 5 year lease.

- **Energy Performance Certificate**

Band E

- **Planning**

The premises were last used for the retail of pet and animal feeds. Interested parties should make enquiries to the East Riding of Yorkshire Council Planning Department regarding a change of use permission.