

Prime Commercial Premises

94 Hailgate, Howden, DN14 7SZ



An opportunity to acquire these prime first and second floor commercial premises which extend to approximately 1,130 sq ft net (1368 sq ft gross) and are situated fronting Hailgate within the market town of Howden. The premises provide accommodation over two floors and have the benefit of timber sash windows to the front, low voltage lighting and gas central heating.

The premises are suitable for a variety of commercial uses subject to obtaining the relevant planning consents.

VIEWING STRICTLY BY APPOINTMENT

To Let £15,000 pa

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Howden
East Yorkshire
DN14 7AA

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Offices also at Goole, Snaith & Thorne

www.screetons.co.uk

Situation

The premises are situated in a prime location fronting one of the main thoroughfares within the centre of the town. Access is approximately half a mile to the M62 motorway at J37 and approximately three miles from the busy town of Goole.

Howden has become an extremely popular and prosperous market town. The arrival of many new companies including The Press Association, Howden Kitchens, E-buyer distribution centre and Tesco distribution centre and Semens in the nearby town of Goole and many new shops and businesses in Howden have contributed to the growth of the town.

Description

The premises provide spacious accommodation over two floors comprising;

GROUND FLOOR ACCOMMODATION

• Entrance

Ground floor entrance from Hailgate. Stairway to first floor.

FIRST FLOOR ACCOMMODATION

- **Reception Area** (8'4" x 8'8")
(2.55m x 2.65m) plus
(14'9" x 9'2")
(4.5m x 2.8m)

Stairway to second floor. Two central heating radiators.



- **Office One** (13'4" x 19'1")
(4.1m x 5.8m)

To the rear elevation. One central heating radiator.



- **Office Two** (11'6" x 12")
(3.5m x 3.65m)

To the rear elevation. Wall mounted 'Logic' gas central heating boiler. One central heating radiator.



• Lobby

- **Kitchenette** (6' x 6'5")
(1.85m x 1.95m)

Double fitted base unit with laminate worktop. Single drainer stainless steel sink. One central heating radiator.

- **Ladies & Gents W.C** (7'4" x 7'7")
(2.25m x 2.3m)

Each having a white low flush w.c and pedestal wash hand basin.

- **Main Office** (15'1" x 19'4")
(4.6m x 5.9m)

To the front elevation. Two central heating radiators.



SECOND FLOOR ACCOMMODATION

- **Landing**

Double doors to the roof terrace which provides an outside seating area. One central heating radiator.

- **Meeting Room** (15'8" x 11'3")
(4.75m x 3.45m)

To the front elevation. One central heating radiator.



- **Board Room** (12'8" x 15')
(3.85m x 4.6m)

To the front elevation. Walk in store room (20'3" x 5'8"). One central heating radiator.



FURTHER INFORMATION

- **Viewing**

By appointment with the agents.

- **Lease Terms**

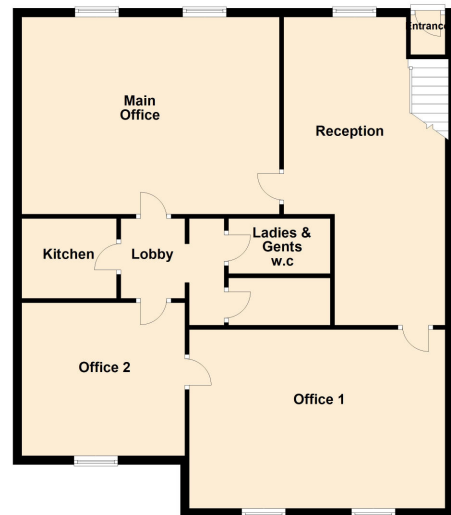
A new lease would be negotiated, this would be a minimum 5 year lease.

- **Rates**

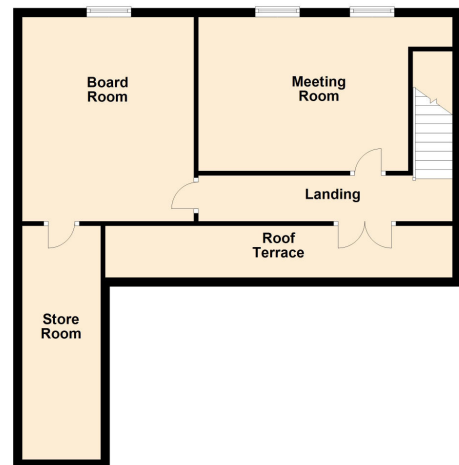
The rates payable are in the sum of £3,043.90 for the year 2021/2022. Interested parties are advised to contact the local authority directly with regard to any Small Business Relief that they may be entitled to.

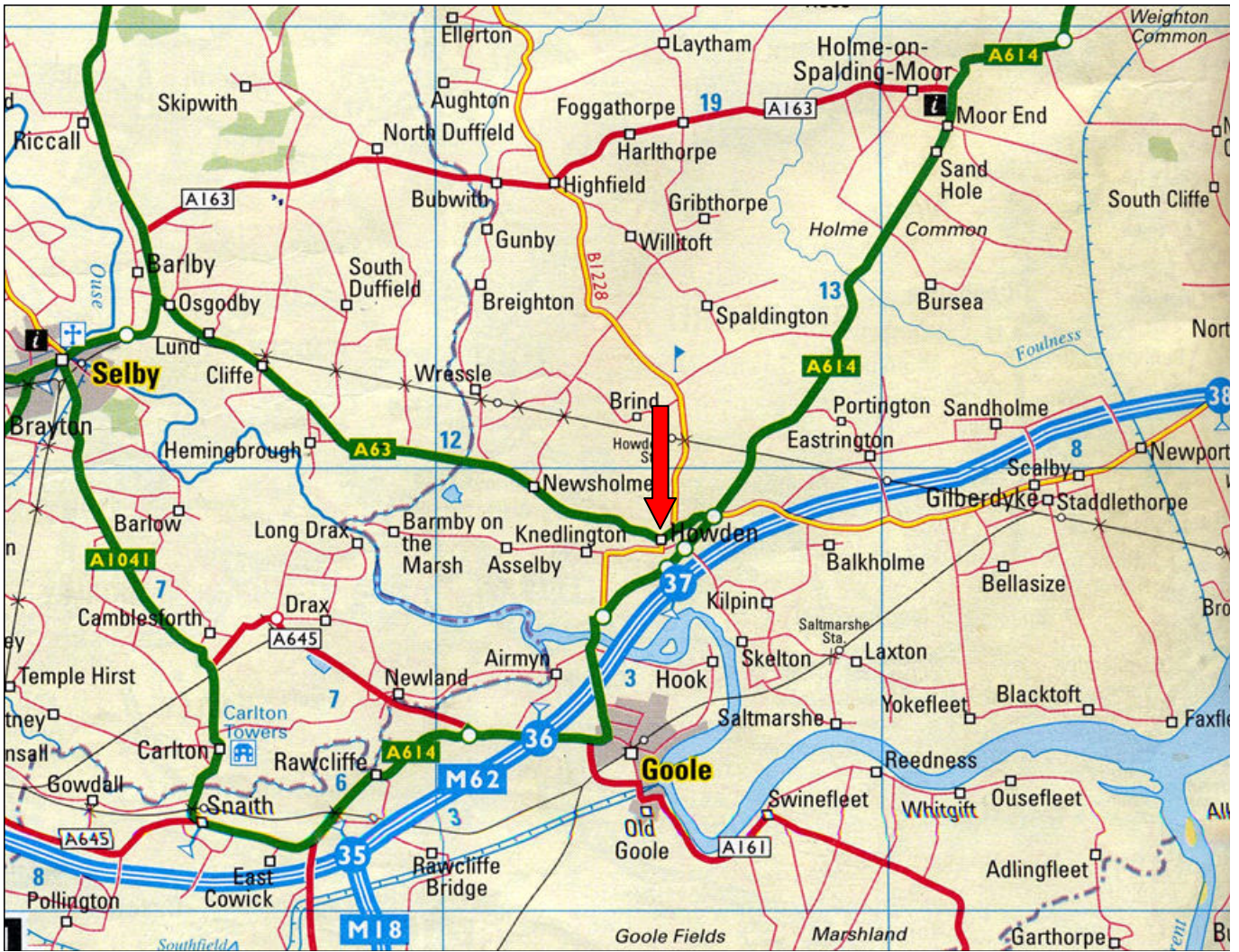
FLOOR PLANS

Ground Floor



First Floor





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.