



100 – 102 Queen Street, Withernsea HU19 2HB

***GUIDE PRICE: £130,000 – £150,000 (plus fees)**



Description

Occupying a busy trading position in the heart of the town centre, close to the junction with Seaside Road, amongst nearby multiples such as Boots, Post Office, Aldi, McColls, Cooplands, Coral, Heron Foods and Lloyds Bank as well as a variety of local traders. The property was previously let to Betfred who were paying £18,500pa rent on FRI terms. Now vacant it offer the opportunity for reletting or for division to create two or three smaller units.

A mid-terrace building comprising a ground-floor sales area with separate rear access to 2 Self-Contained Flats at the first-floor level. In addition, the property benefits from the use of a rear service road.

Location

The coastal town of Withernsea is a popular tourist destination lying approx. 24 miles east of Hull and enjoying good road access via the A1033.

VAT is NOT applicable to this Lot

Services

All mains services are believed to be connected to the property but have not been tested.

Business Rates

The current rateable value of the property is £11,000 but this is set to reduce to £9,300 on the 1st April 2023.

Solicitors

STEPHEN MURRAY & CO - Nigel Penzer
13-15 Medway Parade, Perivale, Greenford UB6 8HN
Email : irogers@stephenmurrayandco.com
Tel: 002089979669

Legal Pack

A legal pack has been requested from the vendors solicitor and will be made available online as soon as it is received. You can register to receive an email notification when the pack is available by going to auctionhouse.co.uk/hullandeastyorkshire and clicking on the property you are interested in. On the property detail page you will see a red 'LEGAL PACK' button which you should click on and it will take you to the registration page.

Accommodation

Ground Floor

Shop Gross Frontage 47'7" Internal Width (front) 46'3" Rear Width 30'4" Shop Depth 29'2" Built Depth 64'0" Sales Area Approx. 1,100 sq.ft. Kitchen Area Approx. 95 sq.ft 2 Customer WCs Approx. 230 sq.ft 1 Staff WC

First Floor

2 Flats - Not inspected. Each held on 999 years leases at a peppercorn ground rent. Only the freehold of these flats is being sold.

Tenure

Freehold.

Viewings

Strictly by appointment through Auction House Hull & East Yorkshire on 0845 400 9900.

Joint Agents

Dee Atkinson & Harrison Tel: 01377 241919
56 Market Place, Driffield, East Yorkshire YO25 6AW

Dee
Atkinson
& Harrison

Additional Fees

Administration Charge: The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.