



, Beverley,  
Yorkshire HU17 8DB  
Tel: 01482 389651 | Email: [lettings@qandc.net](mailto:lettings@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)

**QUICK & CLARKE**  
The Property Specialists



**59d Welton Road, Brough HU15 1AB**  
**£11,000 Per Annum**



- Available due to relocation
- Purpose built lock-up premises
- Approximately 575 square feet
- Extremely prominent location
- Much sought after West Hull village
- Would suit a variety of uses
- Available immediately

Available due to relocation. A purpose built ground floor lock-up unit in a highly prominent location within the heart of this extremely sought after West Hull village.

### Showroom/Office

A superb open plan area offering timber effect laminate flooring with return glazed displays, having false ceiling and electric lighting, incorporating a kitchenette area with fitted worksurface, stainless steel single drainer sink unit and electric heating.

### Cloakroom

With low level WC and wash basin.

### Lease Information

The property is available by way of assignment of an existing lease dated 30th September 2014 which terminates on 21st March 2023 at a current rental of £11,000 per annum.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 389651. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor ©2020