

South Bridge Road, Victoria Dock
Hull, HU9 1TS

FOR SALE

Three Storey Office premises

Landmark Building

Total accommodation
274.4 sq m (2,954 sq ft)

6 on-site parking spaces

Attractive Victoria Dock
location

Views of the skyline of Hull and
overlooking the old Dock basin

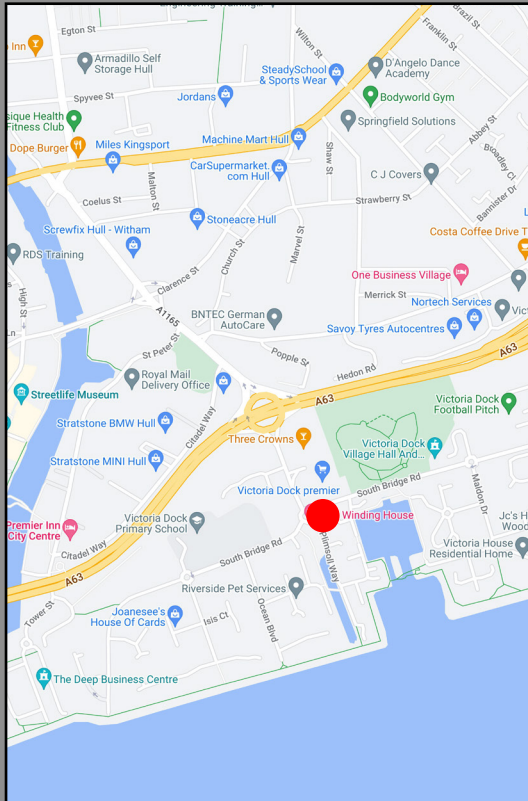
Offers Over
£300,000 invited

Scotts
01482 325634



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LOCATION

The property is located on the corner of South Bridge Road and Plimsoll Way, close to the entrance of Victoria Dock, a large Housing estate, opposite the roundabout and a community shopping parade. Accessed off Roger Millward Way on the main arterial road circumnavigating Hull's southern boundary, the location benefits from a public house and shopping parade, doctor's surgery, park and nearby schools.

DESCRIPTION

The property comprises a three-storey 'feature' building forming part of a terrace, constructed with brick elevations under a pitched slate covered roof. The property benefits from a feature turret which dominates the front of the property providing a view of the skyline of Hull to the Humber Bridge beyond and to the rear overlooks the old Dock basin and the River Humber.

Internally, the property is arranged over three floors with a central hallway, staircase with WCs off.

The property has been refurbished in recent years including the inclusion of new uPVC double glazed windows in most of the building, reconfiguration works internally to provide a better working environment, redecoration, carpeting, the installation of a gas fired central heating system via wall mounted radiators and full LED lighting has been installed. Externally, further landscaping work has been carried out.

Outside there are 6 car spaces located to rear of the property.

ACCOMMODATION

Ground Floor	81.4 sq m	(876 sq ft)
First Floor	91.4 sq m	(984 sq ft)
Second Floor	101.6 sq m	(1,094 sq ft)
<i>including feature turret area</i>		

Total 274.4 sq m (2,954 sq ft)

RATEABLE VALUE

The property is described as "Offices & Premises" with the following Rateable Values (2023 Rating List):

Ground & First Floors	(Ref: 10210655007420)	£13,500
Second Floor Offices	(Ref: 10210655007435)	£6,000

DISPOSAL TERMS

The property is available For Sale with vacant possession with offers over £300,000 invited

ENERGY PERFORMANCE RATING: D (86)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165 or Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7056**

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