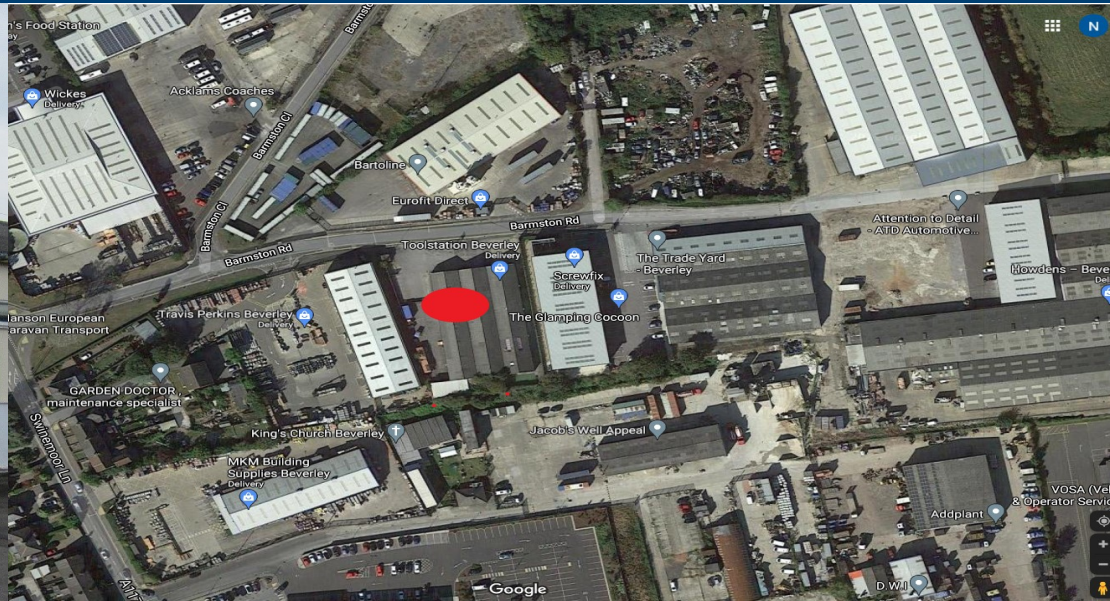


FOR SALE

Former Howdens
Barmston Road Beverley HU17 0LA



12,306 sq ft (1,143 sq m) on apprx. 0.5 acres (.221ha)

Trade Counter/Warehouse/Industrial Premises

- Former Howdens trade counter warehouse with ancillary accommodation
- Extensive Yard and Parking
- Prime location within established Swinemoor Lane Industrial Estate

Procters

Commercial Property | Energy Efficiency | Renewables

01759 301114

procters.net

DESCRIPTION

Former Howdens trade counter warehouse with ancillary accommodation with yard and parking area. Suitable for various uses subject to planning.

PLANNING

The unit was used as a Trade Counter, and we assume therefore that it comes within B8 of the Use Classes Order. Interested parties should make their own enquiries of East Riding of Yorkshire Council.

ACCOMMODATION

Description	Sq. ft	Sq. m
Main Warehouse, Trade Counter and Staff	11,035	1,025
Rear adjoining store	1,271	118
Total	12,306	1,143

SERVICES

We understand all mains services are available and connected.

LOCATION

Situated within the established Swinemoor Lane Industrial Estate, the principal industrial area in the town. Barmston Road is accessible directly off Swinemoor Lane (A1174) which links Kingston-upon-Hull to the south with York to the north. Nearby national occupiers include:

Wickes, Travis Perkins, Screwfix, Toolstation, a new Howdens unit and MKM.

RATEABLE VALUE

The Property has a current RV of £29,250

EPC

The property has an EPC rating of E 125

TERMS

The property is available by way of a freehold sale.

Price available on application.

LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction.



Anti-Money Laundering

The purchaser will be required to provide the usual AML information for required due diligence.

VAT

We understand that VAT is applicable.

FURTHER INFORMATION

For further information or viewing arrangements please contact;

Nick Procter of Procters
01759 301114 | 07958 672506
njp@procters.net

SUBJECT TO CONTRACT

Former Howdens Barmston Road Beverley HU17 0LA

PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition .



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