



## Lincs Aquatics

Ref: 4210871

Hedon Road Burstwick, Hull, HU12 9HA

Freehold: £800,000

To Rent: £1, Annual Rent: £40,000

Commercial building c 16,000sqft (1457sqm)

3.4 acre site

6 bed detached house

Available for rent or purchase

Planning for change of use. vacant possession

Energy rating D



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## Description

We have been instructed to market a former aquatics centre and café which has been subject to extensive modernisation including a recently completed new steel framed retail unit and covered external retail area.

The land available is approaching 3 acres and comprises of the commercial unit and land including 2 fishing lakes. The large detached house is also included in the sale

The property is located on the B1362 around 8 miles east of the centre of Hull in the county East Riding of Yorkshire.

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## Location

The property is located on the outskirts of the town of Hedon and is close to a number of villages including Burstwick, Preston, Keyingham and Thorngumbald. The major city of Hull is a short drive away and other notable local attractions include Burstwick Country Golf club and the seaside town of Withernsea and the Spurn Heritage Coast.

According to the latest census data 103,605 people live within a 10km radius of the site.



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## The Opportunity

The property was extensively extended and remodelled around 5 years ago. The site is broadly level and benefits from extensive road frontage, large parking area and considerable potential for further development or to be repurposed for an alternative use.

In October 2023 the site was granted planning permission for a change of use to Class F1(a) which involves the extension and alteration of the existing buildings, construction of an astro turf pitch and other associated works.

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## Site Info

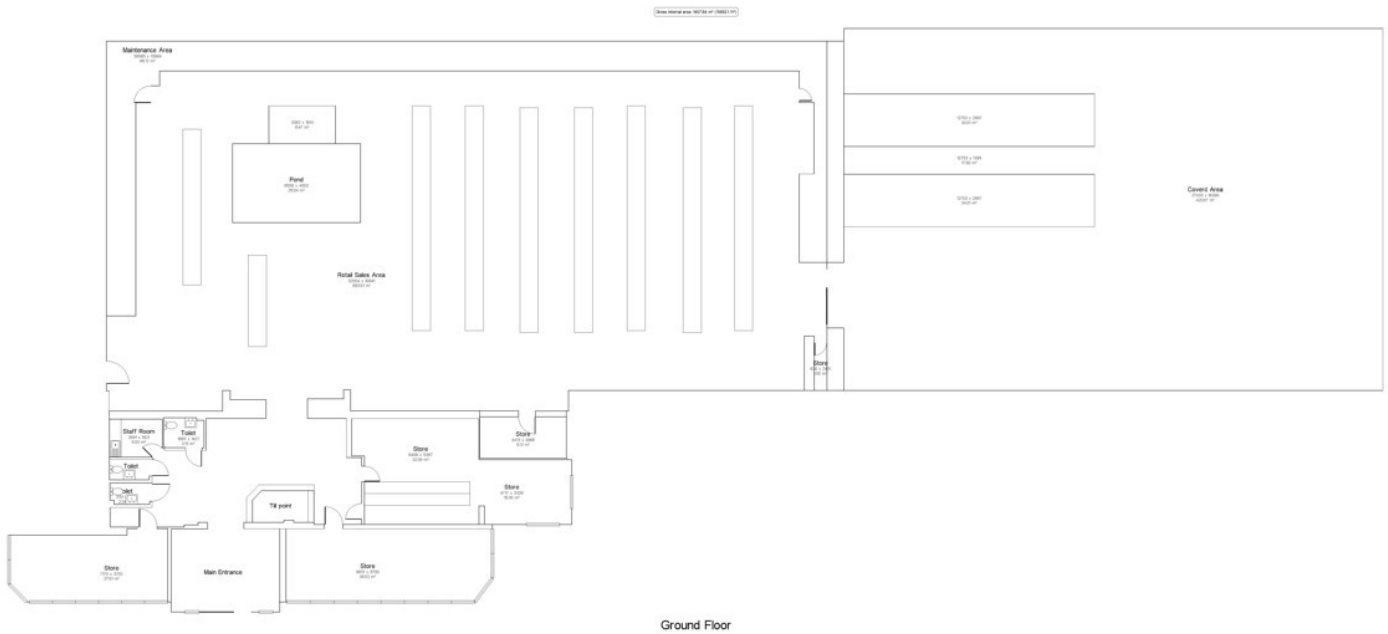
We understand that the site is not in a green belt or an area designated AONB.

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## Planning Permissions

The full planning application can be viewed at East Riding planning portal using the reference 23/00354/PLF





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Tom Glanvill

Director - (Winchester & SE) Retail

M:+44 7526 176 391

E:tom.glanvill@christie.com

Winchester



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