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Shed 3, Bridge Farm Fieldend Lane, Elstronwick, Hull, Yorkshire, HU12 9BX

- To let under licence from early 2025
- Modern Storage & Distribution Unit
- Available on an all-inclusive Basis
- 4,625 ft² (c.429.67 ft²)
- c.6 miles from the Hull City boundary
- Secure Site

£15,000 Per Annum



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Shed 3, Bridge Farm Fieldend Lane, Elstronwick, Hull, Yorkshire, HU12 9BX

Forming part of a small estate, this steel portal frame unit is suitable for storage and distribution, the building offers a gross internal floor area c.4,625 ft² (429.67 m²) and forms part of a larger portal framed building which is conveniently located a short distance from the City of Hull with security gated access to the estate.

Location

The building is located at Bridge Farm, Fieldend Lane, Elstronwick approximately 1.5 miles west of the village of Burton Pidsea and 6 miles east from the boundary of the city of Kingston Upon Hull.

Description

This steel portal frame building is externally clad in profile metal with matching rood interspaced by a series of sky lights. Internally the lower part of the walls are lined with concrete sections, the building having a concrete floor, with 6m x 5m electric roller shutter door to the frontage. Externally there is a large concrete apron allowing for easy maneuverability of HGV's, the estate having steel palisade fencing and electric security gates, the building being set back from the public highway.

Accommodation

The approximate accommodation measured on a gross internal floor area c.4,625 ft² (429.67 m²).

Width - 10.58 m
Length - 41.05 m

Services

There is mains electric to the unit, with water and WC facilities close by within the estate. Service costs are included in the quoted Licence Fee, subject to reasonable use. If higher levels of use are required a submeter can be installed.

User

The owners would consider various users based around principally storage and distribution operation. The shed has been used for storage and distribution for a number of years.

Licence Terms

The unit is available from 1 December 2024. The unit is available under a licence agreement with easy in easy out terms.

Licence Fee

The commencing licence fee on the unit will be £15,000 per annum, payable monthly in advance (£1,250 month).

Insurance & Service Charge

The Licensor holds insurance cover for the buildings, any occupier is expected to hold their own relevant public liability insurance. The service charge is included in the Licence Fee.

VAT

We are advised the premises have not been registered for VAT and therefore this will not be charged in addition to the licence fee.

Repairs

The Licensor will be responsible for repairs/ renewals to the buildings based on a photographic condition schedule taken prior to the commencement of the licence. If the Licensee damages the building then any repairs/ renewals will be their responsibility.

Energy Performance Certificate (EPC)

An energy assessor has been commissioned to provide an EPC for the subject premises. Further details of the assessment will be available in the near future.

Outgoings

The sheds have not been assessed for Business Rates, should the building be assessed, then the Licensee will be responsible for any rates that fall due payable to the local authority.

Agents & Viewing

Viewing, strictly by appointment through sole agents:

Leonards, 512 Holderness Road, Hull, HU9 3DS
Tel: (01482 375212)
Email: rjwm@leonards-property.co.uk

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As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Lockings whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 + VAT (£120.00 including VAT) from Lockings for each successful completion transaction for recommending you to them.

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