

FOR SALE

GORDON STREET POLICE STATION

HULL, HU3 3HN

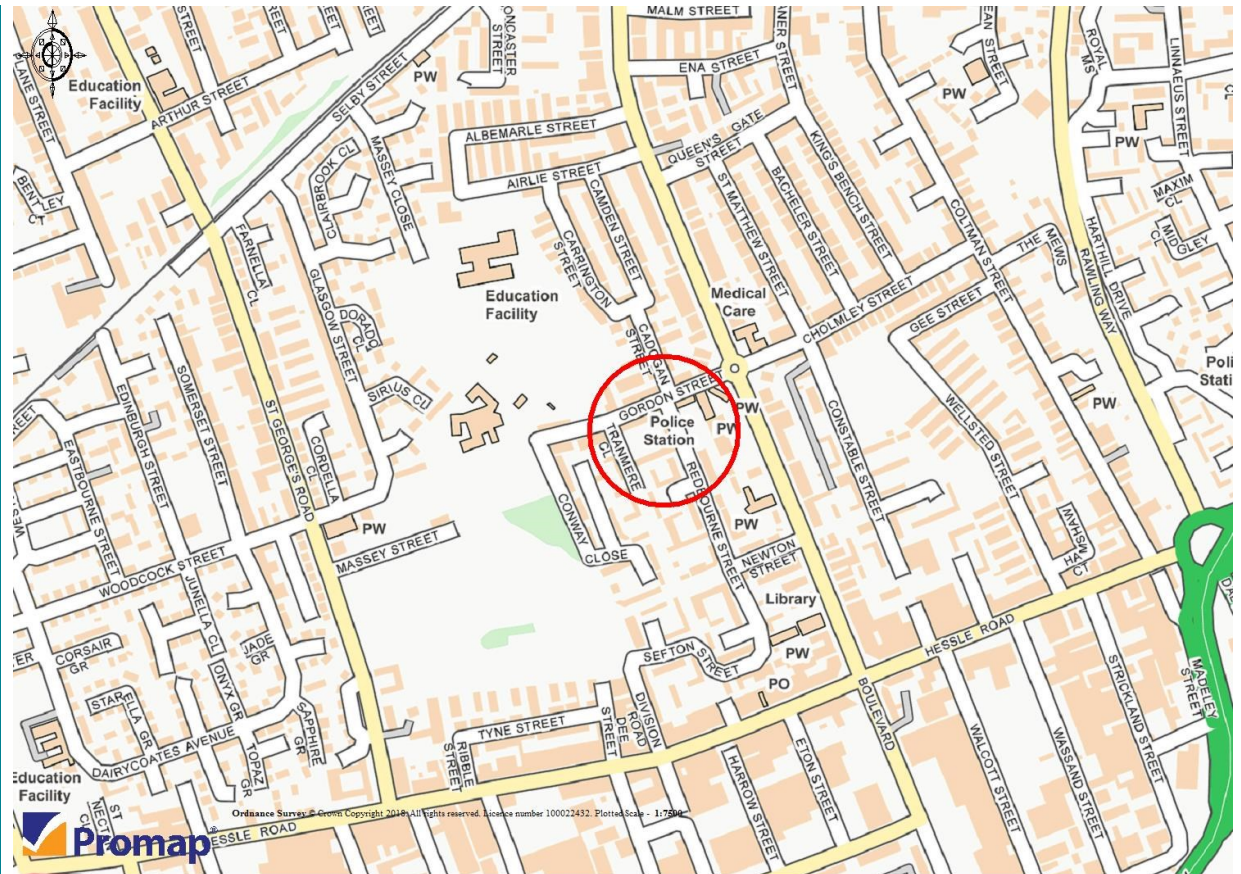


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- ◆ **FORMER POLICE STATION AND PREMISES**
- ◆ **LOCATED WITHIN ESTABLISHED RESIDENTIAL AREA**
- ◆ **RETURN FRONTAGE WITH VEHICLE ACCESS TO REDBOURNE STREET**
- ◆ **GIA OF APPROX. 428 SQ M (4,605 SQ FT)**
- ◆ **SITE AREA APPROX. 1,299 SQ M (0.32 ACRES)**
- ◆ **POTENTIAL FOR RESIDENTIAL REDEVELOPMENT**
- ◆ **INDICATIVE SCHEME COMPRISING SIX APARTMENTS WITHIN THE EXISTING BUILDING AND SEVEN NEW BUILD LINK HOUSES WITHIN THE YARD**
- ◆ **FREEHOLD - GUIDE PRICE £350,000**



LOCATION

The property is located on Gordon Street in Hull on the corner of Redbourne Street. This is primarily a high density residential area with some local shopping facilities nearby. Access to Gordon Street is from Boulevard which is a busy road linking the main arterial roads of Hessle Road to the south and Anlaby Road to the north. Hessle Road is only a short distance from the property and provides a wide range of neighbourhood shopping facilities including Asda, Boyes, Boots and Cooplands to name a few.

Gordon Street is situated to the west of Hull city centre and benefits from relatively easy access to the A63 which provides access to the city centre to the east (2 miles) and the M62 and national motorway network to the west. Public transport links are close by.

Hull is a major east coast city, located on the banks of the Humber and has a population of approx. 280,000 people with a wider catchment area. Key local industries are connected to the ports, haulage and distribution, renewables and pharmaceuticals.

The property is located within a conservation area.

DESCRIPTION

The property comprises a former police station and premises providing an older building of brick construction under a pitched slate roof to the Gordon Street frontage with a more modern two storey extension to the rear. There is a large fenced and gated car park accessed from Redbourne Street.

The existing accommodation provides a series of open plan and individual offices plus ancillary space. The building benefits from uPVC double glazed windows, perimeter trunking and suspended ceilings.

AREAS

The existing buildings have a gross internal area of approx. 428 sq m (4,605 sq ft).

The total site area is approx. 1,299 sq m (0.32 acres).

PROPOSED SITE PLAN AND ELEVATIONS (not to scale)

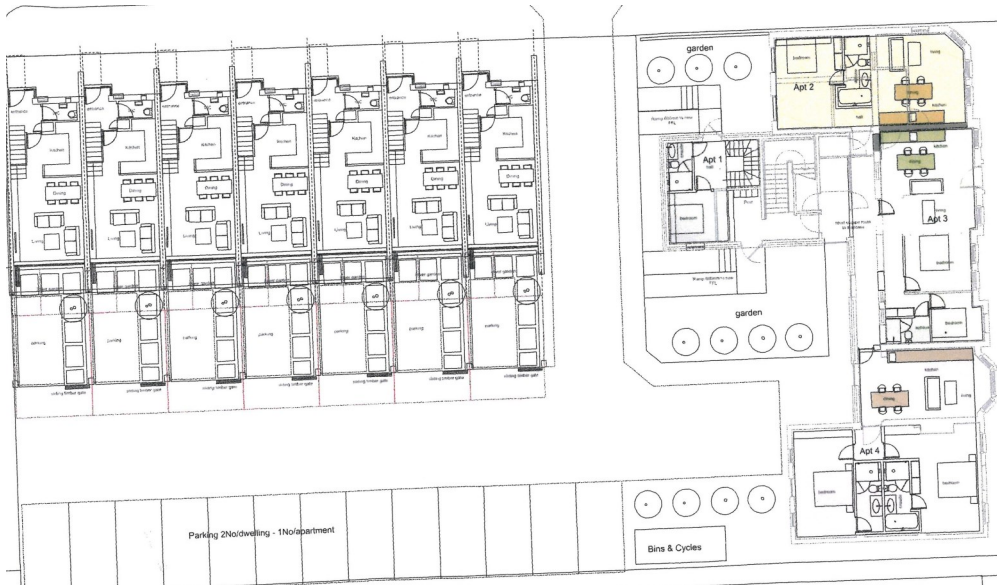


DEVELOPMENT OPPORTUNITY

After initial discussions with Hull City Council, John Smith Architects have produced an indicative scheme which allows for the existing building to be converted in to six apartments and for the car parking area to provide seven, new build, 2½ storey linked dwellings fronting Redbourne Street. A shared entrance is proposed leading to an enclosed rear communal space providing 20 car parking spaces in total together with garden areas, bin and cycle storage areas.

This is an indicative scheme only and prospective purchasers are advised to make their own enquiries with the planners.

Copy building layout plans as existing and a copy of the indicative scheme can be made available on request.



ADDITIONAL INFORMATION

Local Authority: Kingston upon Hull City Council

Rateable Value: £10,000 (Police station and premises).

EPC: D (79)

Tenure: The property is freehold. Please note that the yard is currently let to Kingston upon Hull City Council for a term of 12 months from 24 July 2023. The lease is contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Services: All mains services are connected to the property. The services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use / development.

VAT: VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs.

TERMS

The property is being offered for sale freehold at a guide price of £350,000. A sale will be considered on a conditional basis subject to the buyer obtaining planning consent for the redevelopment of the property. Details of the proposed development to be approved by the seller prior to exchange of contracts and submission of any planning application.

Carl Bradley - Director
07971 875863
carlbradley@clarkweightman.co.uk

Rob Hutchinson - Operations Manager
07903 141594
robhutchinson@clarkweightman.co.uk



**01482
645522**

Chartered Surveyors and
Commercial Property Consultants

www.clarkweightman.co.uk

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