



**71 Holderness Road, Hull HU8 7NJ**

## **Car Showroom Workshop & Premises**

- ▶ **Long leasehold - 52 years remaining**
- ▶ **31,163 sq ft available on 3.17 acres**
- ▶ **Prominent frontage of 148m (485ft) onto Holderness Road**
- ▶ **Suitable for alternative uses (subject to approvals)**

For enquiries and viewings please contact:



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### Location

The premises are located in Hull, a port city and unitary authority in East Riding of Yorkshire with a population of c. 260,000. The City lies 50 miles east of Leeds and 34 miles south east of York and has good access links via the M62 motorway or the M180 motorway and Humber Bridge. The premises are situated on Holderness Road, providing direct access into Hull city centre via the A165. In addition the busy Holderness Road and Mount Pleasant junction is situated a short distance away, providing access to the A63 dual carriageway.

Surrounding occupiers include Reckitt Benckiser, Sangwin Group, Asda, B&M, Matalan, McDonalds and KFC.

### Description

The premises comprise of a former car dealership with showroom, partitioned offices, former petrol filling station, workshop, parts storage with WC's on ground level. The former showroom houses 3 spray booths/ ovens, a suspended ceiling with strip lighting, tiled flooring and 2 roller shutter doors to the rear.

There is a separate workshop and parts department adjacent to the former showroom joined via a large canopy which provides access from the front of the site to the rear. The workshop and parts building are of steel portal frame construction with an eaves height of 2.7 meters. Internally there are 17 ramps, an exhaust extraction system, gas blower heater, strip lighting and 3 electric roller shutter doors. Part of the accommodation has been subdivided into separate office, canteen, WC and parts storage accommodation. Adjoining the workshop is a valet bay benefitting from a gas blower heating system and 3 roller shutter doors.

Externally the site benefits from a prominent frontage of 148 meters (485 feet) onto Holderness Road. The property includes 204 marked parking spaces as well as a large amount of space for additional display and customer parking.

### Accommodation

	Sq M	Sq Ft
Former Showroom & Offices	1,323.5	14,247
Workshop	996.4	10,725
Parts/Storage	434.4	4,676
Former Petrol Filling Station	140.7	1,515
<b>Total</b>	<b>2,895</b>	<b>31,163</b>

### Planning

It is our understanding that the property has planning permission for its use as a car showroom which falls under "Sui Generis" Use Class under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends. The property would be suitable for alternative uses, subject to planning consent and landlords approval. Interested parties should make their own enquiries through Hull City Council.

### Tenure

The premises are held on a 99 year lease, at a passing rent of £34,000 per annum expiring on the 3rd of September 2073. There is an upward only rent review on the 4th of September 2024 and every tenth anniversary thereafter to the net rack rental value. The premises are available by way of an assignment or sublease for a term of years to be agreed with vacant possession. A copy of the lease is available upon request from the agents.

### Business Rates

The property is currently listed as a Car Showroom & Premises and has a rateable value of £107,000.

Source: VOA

### Price/Rent

Annual rent of £115,000 per annum exclusive or a premium for the lease of £725,000

### VAT

The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party to bear their own legal costs incurred.

### EPC

An EPC has been commissioned.

### Viewings

Viewings are by appointment with sole agents Innes England.

### Information Pack

Specialist motor fixtures and fittings may be available by separate negotiation.

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 09-Jun-2021



