



**Former Vauxhall Dealership, Courtney Street, Kingston Upon Hull, Yorkshire  
HU8 7QF**

## **Car Showroom**

- ▶ **Offers in excess of £1,250,000**
- ▶ **12,546 sq ft on 1.34 acres**
- ▶ **Prominent frontage to both Courtney Street and Mount Pleasant of 154.4m (507 ft)**
- ▶ **Suitable for alternative uses (subject to planning)**

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 property is situated on the busy Holderness Road and Mount Pleasant junction close to the A63 dual carriageway. Surrounding occupiers include Asda, B&M, Matalan, McDonalds and KFC.

### Description

The premises comprise a modern car dealership, with showroom, partitioned offices, parts storage and staff and customer wc's on ground level. The showroom features a prominent double height glazed frontage with eaves height of 5m (16' 5"), tiled and wooden floor with spot lighting. There is an integral workshop to the rear of the showroom with an MOT bay, exhaust venting system, gas heaters, eaves at 5m (16' 5") and space for 15 ramps. The workshop also benefits from strip lighting, tiled floor and 8 double electric roller shutters on two sides. Externally the site benefits from 55 display spaces as well as 66 parking spaces, and a valeting bay.

### Accommodation

	Sq M	Sq Ft
Ground Showroom and Offices	369.8	3,981
Ground Workshop	699.5	7,530
Parts/Storage	96.2	1,035
<b>Total</b>	<b>1,165.5</b>	<b>12,546</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Total site area 0.54 hectares (1.34 acres).

55 display spaces, 66 parking spaces, total 121.

### Services

We understand all main services are connected to the property.

### Planning

It is our understanding that the property has planning permission for its use as a car showroom and workshop 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. Interested parties should make their own enquiries through Hull City Council.

### Tenure

The property is held on a freehold basis and is available with vacant possession.

### Business Rates

Property Description: Car Showroom & Premises

Rateable Value: £65,500

Rates Payable: £35,763 (based on the uniform business rates of 54.6p, effective until March 2025).

(Source: VOA)

### Price

Offers in excess of £1,250,000

### 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

The property has an EPC of C - 68.

### Viewings

Viewings are by appointment with sole agents Innes England.

Virtual viewings are available via this link;

<https://viewer.evry360.com/innes-england-nottingham/former-vauxhall-dealership-courtesy-street-hull-hu8-7qf/vr.htm?config=.%2Ftour.json>

### 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: 24-Apr-2024



