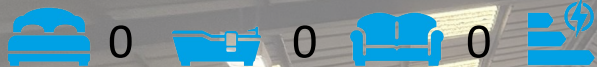




151-153 Wincolmlee, Kingston Upon Hull, HU2 0HD

Asking Price £400,000



Nestled in the thriving industrial area of Wincolmlee, Kingston Upon Hull, this well-established commercial property presents an exceptional investment opportunity. Comprising four distinct units, the property boasts a generous total area of 10,702 square feet, making it suitable for a variety of business ventures.

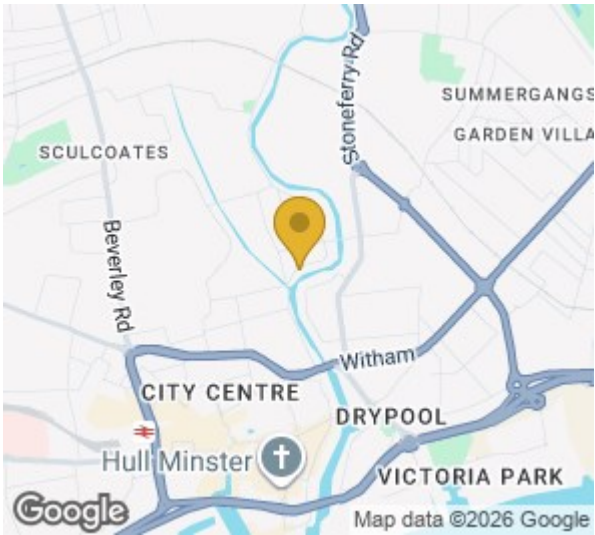
One of the standout features of this property is the large rear car park, providing ample space for both staff and customers, which is a significant advantage in a bustling area. The location is particularly appealing, as it is situated within close proximity to Hull City Centre, ensuring easy access to a wide range of amenities and services.

The property benefits from long-term leases already in place, offering a stable income stream of £37,550 per annum. This translates to an impressive return of 9.4%, making it an attractive proposition for investors seeking reliable rental income in a growing market.

With its strategic location, established tenant base, and solid financial performance, this commercial property in Wincolmlee is a prime opportunity for those looking to expand their investment portfolio or enter the commercial property market. Do not miss the chance to acquire a property that combines potential for growth with immediate income.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.