

LEONARDS

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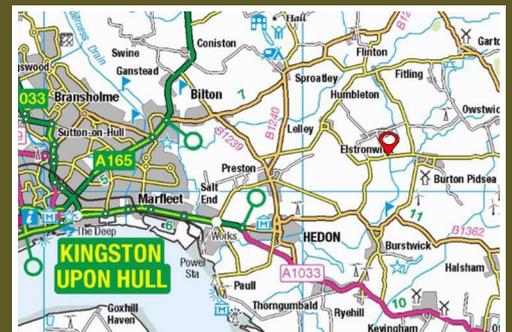
Estate Agents
Lettings & Management
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Shed 3, Bridge Farm Fieldend Lane, Elstronwick, Hull, Yorkshire, HU12 9BX

- To let under licence in the near future • 4,625 ft² (c.429.67 m²)
- Modern Storage & Distribution Unit • c.6 miles from the Hull City boundary
- All inclusive basis possible subject to • £1,000 per calendar month use

£1,000 PCM



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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 roof 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 previously been used for storage and distribution.

Licence Terms

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 £12,000 per annum, payable monthly in advance (£1,000 per calendar 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)

The property has no heat source therefore there is no need for an Energy Performance Certificate.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

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

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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REFERRAL FEES

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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