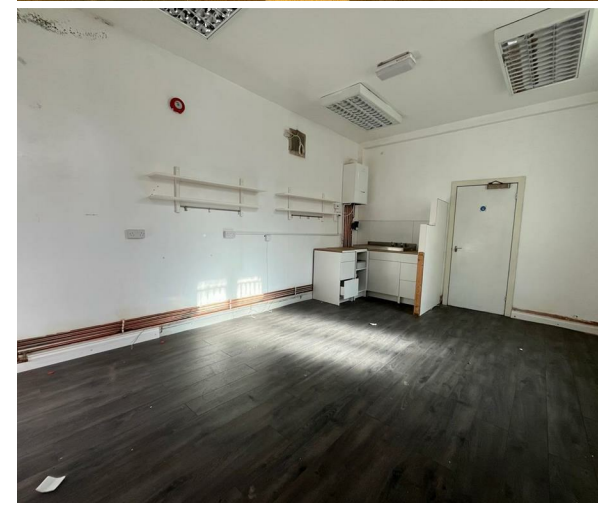
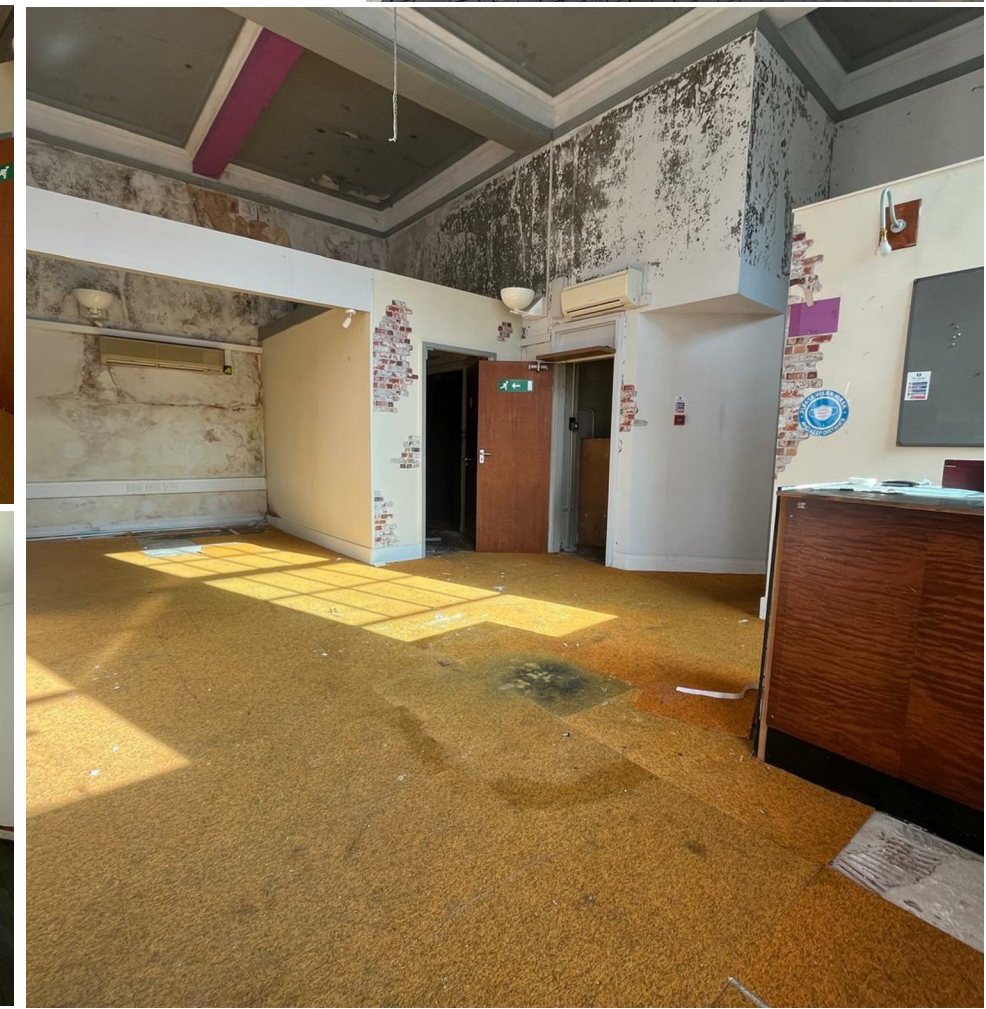
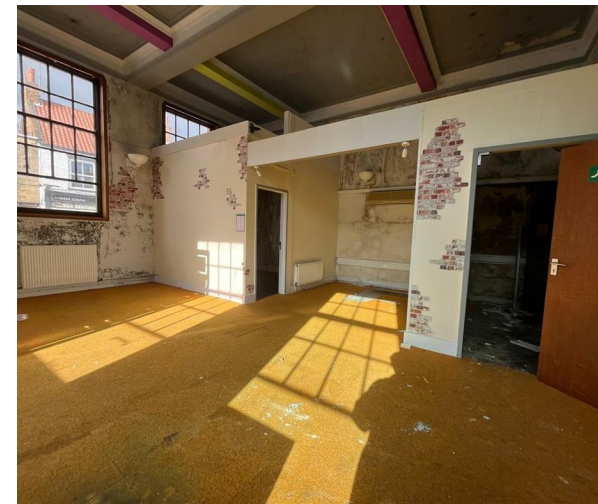


# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

22 Newbegin, Hornsea, East Yorkshire, HU18 1AD  
By auction £160,000



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	

- Auction
- Excellent High Street Location

- In Need of Full Refurbishment
- Energy Rating - D

### LOCATION

The property enjoys a prime trading position fronting onto Newbegin, Hornsea's main shopping street.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

### MAIN AREA

27' x 24'6"

### REAR AREA

13'3" x 18'9"

With wall mounted central heating boiler, sink unit and worksurfaces.

### VAULT

12'1" x 7'11"

### INNER HALL

With stairs to first floor and cupboard under.

### FIRST FLOOR OFFICE

14' x 8'7"

### FIRST FLOOR KITCHEN AND STORE

10'1" x 8'10"

### STORAGE ROOM

19'5" x 5'2"

### CLOAKS/W.C

6'2" x 10'

### CLOAKS/W.C

7'8" x 5'11"

### PLANNING CONSENT

Planning consent for change of use to ground floor restaurant/bar and first floor apartment was granted in February 2019, please note that this has now LAPSED. Purchasers are required to make their own enquiries with East Riding of Yorkshire Council for any potential change of use or redevelopment.

### AUCTION INFORMATION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

