



40 Manchester Street,
Hull, HU3 4TX

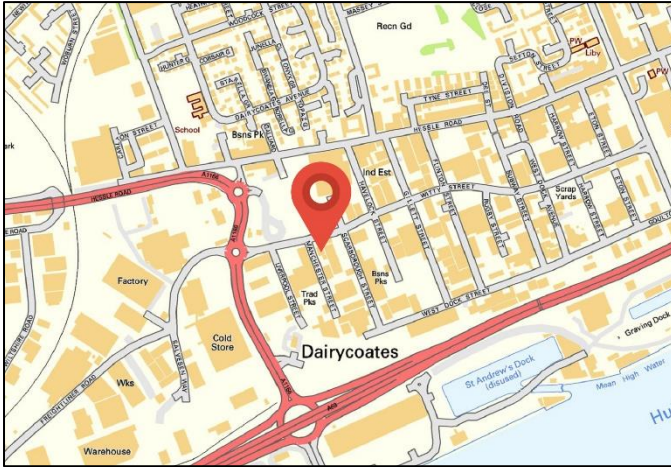
Industrial For Sale/ To Let 273.67 sq m (2,946 sq ft) approx



Location

The property is located on the east side of Manchester Street, by its junction with Witty Street, approximately 1.5 miles west of Hull City Centre.

Road accessibility to the area is excellent with Witty Street connected to Brighton Street giving a direct link to the A63 Clive Sullivan Way, which in turn provides dual carriageway links from the City Centre to the M62 motorway.



Description

The property comprises a detached single storey steel portal framed industrial unit, with an eaves height of approximately 4.3m. The unit has cladding to the sides and roof and vehicular access into the unit is provided by a roller shutter door in the front elevation.

Internally, the unit provides a main factory/warehouse area with inbuilt offices and stores, arranged over 2 floors. The unit has fitted lighting, heating and three phase electricity.

Externally, the unit has the considerable advantage of a gated and fenced yard area.

Summary

- Detached multi-functional industrial/office unit
- Prominent location in a great business area
- Easy access to Clive Sullivan Way/A63
- 273.67 sq m (2,946 sq ft) approx
- Surfaced, fenced and gated yard area
- 4.3 m approx eaves height

Accommodation

The accommodation, measured on a gross internal area basis, briefly comprises:

| | Sq m | Sq ft |
|---------------------|---------------|--------------|
| Ground Floor | | |
| Factory Warehouse | 251.2 | 2,704 |
| First Floor | | |
| Offices/ Stores | 22.4 | 241 |
| Total | 273.67 | 2,946 |

Terms

The property is available either for sale or to let on the following terms and conditions.

Price

£250,000 for the freehold interest in the site.

Rent

The commencing rental will be £17,500 per annum exclusive of rates, VAT and all outgoings, payable quarterly in advance by Bankers Order.

Lease Term

By negotiation

Repairs and Insurance

The tenant will be responsible for all repairs and decorations to the demised premises, together with the reimbursement of the property insurance premium payable thereon.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £13,000. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

VAT

The property is registered for VAT and therefore VAT will be charged on all payments made to the landlord.

EPC

A copy of the Certificate and Recommendation Report is available on request.

E 101

Contacts

Ben Cooper

01482 626912 | 07702 671380
ben.cooper@pph-commercial.co.uk



Ben Medhurst

01482 626910 | 07710 344603
ben.medhurst@pph-commercial.co.uk



Date: **January 2021** File Ref: **14465**



The Hesslewood Estate
Ferriby Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

