



**Bay House, 34 St Augustine's Gate, Hedon,  
HU12 8EX**

Office/ Studio/ development For Sale/ To Let  
119.77 sq m (1,290 sq ft)



## Location

Hedon is located approximately 5 miles to the east of Hull city centre. There are excellent road links, with the A1033 connecting to the A63 giving dual carriageway links from Hull City Centre through to the M62 and the national motorway network.

St Augustine's Gate is a busy thoroughfare forming part of the one way system through Hedon.



## Description

The property comprises an attractive two storey office/retail premises. The ground floor provides spacious offices together with kitchen and storage areas. The first floor provides further office facilities together with a WC.

The offices still have many attractive features and would be ideal for continued use as offices or possible conversion to studio/beauty salon, alternatively the owner will consider a freehold sale and if this was the case would potentially suit a Conversion back to residential which we understand was the buildings original use.

Externally there is a large garden/parking area accessed via a private road to the rear.

## Summary

- Attractive ground and first floor retail/ office accommodation
- Prominent location on St Augustine's Gate
- Ideal for a variety of commercial occupiers
- Possible conversion opportunity back to residential

## Accommodation

The accommodation briefly comprises (all areas and dimensions approximate)

	Sq m	Sq ft
<b>Ground Floor</b>		
Retail/ Offices	59.42	640
<b>First Floor</b>		
Offices/ Stores	60.35	650
<b>Total</b>	<b>119.77</b>	<b>1,290</b>

## Terms

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

## Lease Term

A new lease is available for a minimum term of 3 years at a rental of £12,500 pa exclusive of rates, VAT and all other outgoings.

## Repairs & Insurance

The tenant will be responsible for all repairs and decorations to the demised premises to include the shop front. The Landlord insures the building of which the premises form part and the Tenant is responsible for reimbursing the insurance premium applicable thereto.

## VAT

To be confirmed

## Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £5,900. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

## For Sale

The freehold interest is available for sale. Offers are invited in excess of £175,000.

## EPC

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

TBC

## Contacts

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