



For Sale

2 Belmont Street, Hull HU9 2RL

- Garage/Workshop premises.
- Suitable for various uses including storage purposes.
- Available with full vacant possession.
- First floor ancillary office/additional storage available.

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Location & Situation

The property is situated along Belmont Street just off New Bridge Road and approximately 1.5 miles north east of Hull city centre. The immediate area comprises of predominantly residential with close access to Holderness Road and the A63 Dual Carriageway.

Belmont Street has plenty of on street parking available including spaces situated immediately outside of the property.

Description

The property comprises of an industrial/workshop premises with two roller shutters fronting Belmont Street. The property has been used for a number of years as a car mechanic and repair shop and could be utilised for similar uses including storage of vehicles and machinery.

The property also contains ancillary accommodation upon the first floor for office and additional storage purposes.

Accommodation

The accommodation briefly comprises of the following areas:

Ground floor workshop - 1,973 Sq. ft (183.30 Sq. m)
First floor ancillary - 1,117 sq. ft (103.80 Sq. m)

Total: 3,090 Sq. ft (287.10 Sq. m)

EPC

Further details available upon request.

Planning

We understand the property benefits from use class B2. Interested parties are advised to contact the local authority to verify the use class.

Services

We understand electricity, water and drainage are connected to the premises.

Business Rates/Council Tax

We understand the rateable value for the entire premises is £6,300. Interested parties are advised to contact the local authority to verify the business rates.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The freehold interest is available at a guide price of £135,000.

Viewings strictly through appointment via us as sole selling agent.

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