

FOR SALE

Warehouse / Industrial Unit
with trade counter / showroom
and self-contained yard



HOLDER & CO
Property Consultants



St James Street
Hull
HU3 2DH

- 7,107 sq ft (660.24 sq m)
- 5.3 - 6 m eaves height
- Self-contained yard
- 2 Ground Level Loading Doors





LOCATION

The property is located at the Southern end of St James Street, which is accessed from English Street to the South West of Hull City Centre and providing good access to the A63 and the M62 Motorway.

DESCRIPTION

A steel portal framed warehouse with two ground level loading doors leading to a generous unsurfaced yard and parking area. The property has been extended to provide a lean-to which is currently used for trade counter / showroom purposes.

TERMS

The premises are available FOR SALE at a quoting price of £575,000 exclusive of VAT.

BUSINESS RATES

From the 1st April 2026 the rateable value will be £41,750 with the rates payable being approximately £18,036 pa (please make enquiries of the Billing Authority for clarification)

SUBJECT TO CONTRACT

ACCOMMODATION

Description	Sq M	Sq ft
Warehouse & Showroom	662.26	6,698
Offices	38	409
Total	660.24	7,107

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

CONTACT

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