



COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

FOR SALE

**Quality Investment
In Good Accessible
West Hull Location**



**100 Manchester Street
Hull
HU3 4TG**

Topham Larard Commercial

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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England



Location

The property is located fronting Manchester Street with additional access from Scarborough Street situated approximately three miles to the west of Hull City Centre. The property is in the Witty Street industrial area which is situated just to the north of the A63 Clive Sullivan Way and south of Hessle Road. Manchester Street is a cul de sac which provides access to adjacent commercial properties and is also a short distance from the retailing facilities of Hessle Road as well as being close to an Asda Superstore and Lidl Supermarket. The property is ideally positioned being very close to the Brighton Street junction of the A63 which provides good links eastwards towards the City Centre and main docks and westwards toward the motorway network.

Description

The property comprises a steel portal frame unit having a minimum eaves of 8.58 metres and a maximum of 9.82 metres together with single storey offices to the Manchester Street elevation and two storey offices to the Scarborough Street elevation as well as mezzanine work areas. The unit is clad with brick and blockwork to approximately 9' with insulated cladding above under an insulated clad roof, a section incorporating translucent panels and a section incorporating high level windows. The offices to the front have an entrance door into a hallway which provides access into a staff kitchen together with various smaller offices.

Further office accommodation is provided to the rear which has an entrance and windows to Scarborough Street where there is a car parking area. The offices provide a ground floor meeting room and wc facilities, the upper parts are mainly open plan however an area has been divided off with glazed partitioning to create a meeting room and there are staff facilities. These offices have air conditioning, suspended ceilings incorporating LED lighting and data network. The warehouse is open plan with two roller shutter entrance doors accessed via a covered loading area.

Externally the premises benefit from a service yard/parking to Manchester Street plus an additional parking area to Scarborough Street with land to the southern elevation utilised for storage or vehicle access.

Accommodation

Warehouse/Workshop	818.25 sq m	(8,814 sq ft)
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Manchester Street

Offices	35.95 sq m	(387 sq ft)
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Scarborough Street Offices

Ground Floor	57.04 sq m	(614 sq ft)
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First Floor	118.08 sq m	(1,271 sq ft)
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Mezzanine 1	357.86 sq m	(3,852 sq ft)
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Mezzanine 2	103.87 sq m	(1,118 sq ft)
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Tenure

The premises are offered freehold as an investment subject to the existing lease details as below.

Lease

The premises are occupied on the following terms:-

Lease Dated	4 April 2017
Tenant	RMC Digital Print Ltd
Term	Ten years expiry 03/04/27
Passing Rent	£59,000
Rent Reviews	Five yearly (no outstanding reviews)
Rent payment Dates	Quarterly usual quarter days
Insurance	Landlord insures Tenant reimburses insurance
Landlord + Tenant Act 1954	Lease within Act

EPC

The premises have an EPC as follows:-

Rating E114

Expiring 25/08/33

VAT

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Price

The premises are offered subject to the existing lease at a figure of **£925,000**. The estimated market rent is considered to be circa £80,000 per annum

Viewings

Strictly by appointment through the Sole Agent

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley, HU17 9BE

Tel No 01482 650000



Front Elevation



Rear Elevation



Factory Area



Factory Area



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