



For Sale

Land at Rear 259-261 Anlaby Road, Hull HU3 2SE

- Freehold storage land opportunity.
- Available with full vacant possession.
- In close proximity to Hull City Centre.
- Suitable for various uses with access directly from Anlaby Road.

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Location & Situation

The land is located off Anlaby Road in close proximity to Hull Royal Infirmary and the MKM Stadium.

The land has immediate access from Anlaby Road and is a short distance from Hull City Centre and the A63 dual carriageway.

Description

The land is situated at the rear of 259-261 Anlaby Road and is accessible via a passageway. The land is currently covered with gravel providing a suitable space for a variety of storage purposes including motor vehicles which the land was historically used for.

Additionally, the site could benefit from being redeveloped whilst retaining the access from Anlaby Road, any possible redevelopment of the site will be subject to the usual planning permissions.

The land is available with full vacant possession.

Accommodation

The available land is approximately 0.09 acres (0.04ha).

EPC

We understand the land is exempt from the requirements of an EPC.

Planning

We understand the ground floor retail unit benefits from use class B8 although interested parties are advised to check with the local authority's planning department to verify the current use for the land.

Services

We understand no services are currently connected to the land.

Business Rates

Interested parties are advised to check the rates payable by contacting the local authority Hull City Council.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price

The freehold interest is available with full vacant possession at a guide price of £85,000.

Viewings strictly by appointment through us as sole selling agents.

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