

# Lot 31

Vacant Possession

## 195 Cleveland Street, Kingston-upon-Hull, East Riding of Yorkshire HU8 8AZ Freehold Industrial/Development Opportunity



### Key Details

- Comprises 469.61 sq m (5,055 sq ft) on a site area of approximately 0.12 ha (0.30 acres)
- Prominent location in established commercial area
- Located just off busy roundabout one mile north of Hull City Centre
- Re-letting, Refurbishment or Development Opportunity

### Location

Miles: 37 miles south-east of York  
55 miles east of Leeds  
Roads: A63, A1079, A15, A180, M180, A1(M)  
Rail: Hull Paragon Interchange  
Air: Humberside

### Situation

Kingston-upon-Hull is a thriving east coast port town, approximately 37 miles south-east of York. The property is located on the west side of Cleveland Street, between Dalton Street and Withernsea Street, in a prominent position, just off the busy roundabout connecting Stoneferry Road (A1165) to Mount Pleasant and Cleveland Street. The property is in a predominantly industrial location with nearby occupiers including Stagecoach, First Choice MOT's and HSS Hire.

### Description

The property comprises a ground floor workshop/industrial premises with ancillary accommodation on the mezzanine floor, within a secured yard, on a site area of approximately 0.12 ha (0.30 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

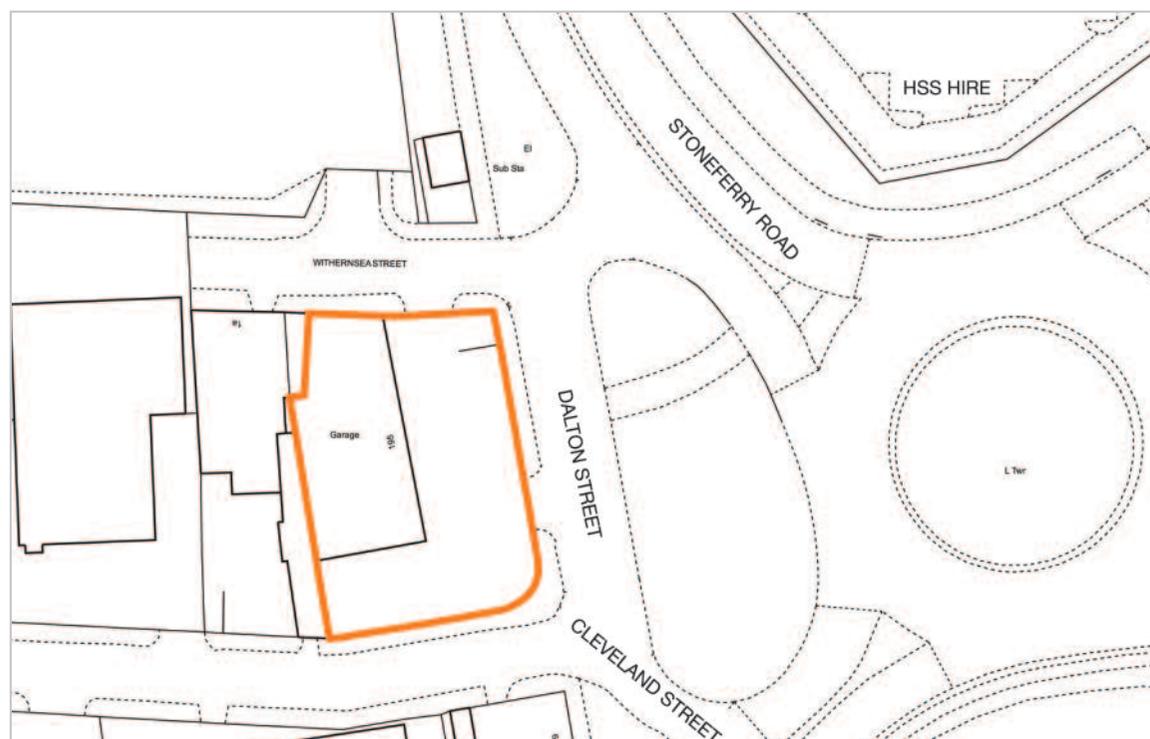
D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Note

Please note the buyer will pay 1.5% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Possession
Ground	Workshop/Industrial	439.42 sq m	(4,730 sq ft)	VACANT
Mezzanine	Ancillary	30.19 sq m	(325 sq ft)	
<b>Total</b>		<b>469.61 sq m</b>	<b>(5,055 sq ft)</b>	



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

**Acuitus**  
**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Acuitus**  
**George Goucher**  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
[george.goucher@acuitus.co.uk](mailto:george.goucher@acuitus.co.uk)

**Seller's Solicitors: Structadene Group**  
**James Thomson**  
+44 (0)207 843 9196  
[james.t@pearl-coutts.co.uk](mailto:james.t@pearl-coutts.co.uk)