

**15 NORTHUMBERLAND AVENUE  
HULL  
HU2 0HY**



**SUPERB INDUSTRIAL UNIT**

- Unique opportunity to occupy self-contained industrial unit within its own enclosed secure gated yard area.
- Property benefits with reception/board room/private office together with industrial space. Area 1007 sq ft / 93.5 sq m.
- **Planning Permission to extend the unit to offer a further 1,076 sq ft.**
- Suitable for numerous uses subject to Planning.



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# 15 NORTHUMBERLAND AVENUE HULL HU2 0HY



## WHERE IS IT?

- Northumberland Avenue is located in the western section of Wincolmllee being the original heartland industrial employment area of the City of Hull. Northumberland Avenue links Fountain Road to the north with Barmston Street to the south, and southwards to the City Centre and Freetown Way via Lockwood and Cannon Street.

## WHAT IS IT?

- The property is a modern detached property steel portal framed with blockwork 1.5m and therefore insulated cladding in profile sheet metal. Internally it provides reception area, board room and an office which is capable of housing 3 to 4 people which are all decorated to a good standard.
- The unit benefits from 3 phase electricity, all computer and telephone lines insitu with private kitchen and WC facilities. A roller shutter door to the front of the property provides vehicular access. (The building does benefit from Planning Permission to extend the industrial to a further 1,000 sq ft which would provide a total area of 2082 sq ft).
- Externally enclosed gated service yard with perimeter fencing all around.

## HOW BIG IS IT?

- 15 Northumberland Avenue, measured on a gross internal area basis, briefly comprises:-

Reception	7.90 sq m	85 sq ft
Workshop	85.65 sq m	921 sq ft
- The property has recently obtained Planning Permission for a side extension enabling the property to be extended a further 1000 sq m / 1076 sq ft.

## HOW MUCH IS IT?

- The property is available to let on a term to be negotiated, subject to a three year review pattern. Full details from the Sole Agents.

## HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £4,150. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.
- Should the extension be constructed the rates will need to be re-assessed

## ANYTHING ELSE I HAVE TO PAY?

- VAT:** The property is not VAT registered.
- INSURANCE:** The Tenant will also be responsible for a contribution towards the Landlord's insurance but would be responsible for their own contents insurance.

## ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of E / 125.
- LEASE:** Full repairing and insuring Lease.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: April 2019. File Ref: A1905.



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