



## ALL ENQUIRIES TO LET / FOR SALE:

01482 645522

Former NHS Clinic, 324a Stroud Crescent East,  
Bransholme, HULL, HU7 4QX



### FEATURES

Modern two storey part single-storey former clinic

Extending to 525 sq m (5,649 sq ft) GIA

Good plot size extending to approximately 0.37 acres  
(1,500 sq m)

Located close to North Point Shopping Centre

### CONTACT

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## DESCRIPTION

A purpose built former NHS clinic building with ancillary offices built with traditional brick elevations and a pitched tiled roof. The building was built in 1994 and retains the original internal floor layout which includes seven offices/clinic rooms, a main waiting area and reception office and ancillary storage rooms, staff kitchen and toilet facilities on the ground floor. On the first floor there are seven further offices, a store room and further toilet facilities. The accommodation benefits from an eight person passenger lift and staircase to first floor. The property has been vacant for a number of years and requires general internal refurbishment and repairs to the roof covering.

## LOCATION



The property is situated with frontage onto Stroud Crescent East within the Local Authority estate of Bransholme. It is opposite the North Point Shopping Centre and is within a predominantly residential area with housing built in the 1960's and 1970's. It is situated towards the southern edge of the North Hull Bransholme Estate. It is approximately 4.5 miles north of Hull city centre.

## TERMS

The property is available to let or for sale. The current owner would consider refurbishing the property to the prospective new tenant's requirements. All enquiries will therefore be considered. We have been advised by the clients that the property is freehold. The price will reflect works to be undertaken by the owner.

## ACCOMMODATION

GIA 525 sq m (5,650 sq ft).

## PLANNING

The property has established planning under Use Class D1.

## OTHER INFORMATION

**Local Authority** - Hull City Council.

**Rateable Value** - £23,500.

**EPC** - The current EPC rating is C59.

**Services** - Mains water, electricity, drainage and gas are connected to the property.

**VAT** - All prices expressed in these particulars are exclusive of VAT.

**Commercial Property Leases** – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

**Tenure** – We have been advised by the client that the property is

**Legal Costs** – Each party will be responsible for their own legal costs in respect of this transaction.

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