

FOR SALE



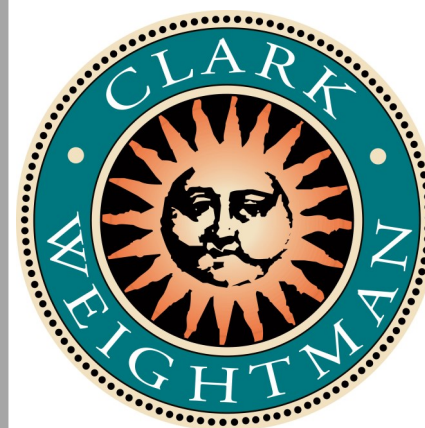
31 Fleetgate, Barton upon Humber, DN18 5QA

- Opportunity for investor / owner occupier
- Community laundrette at ground floor
- Two flats at first floor
- Listed Building

Freehold • £165,000

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COMMERCIAL
PROPERTY
EXPERTISE
ACROSS THE
HUMBER
REGION

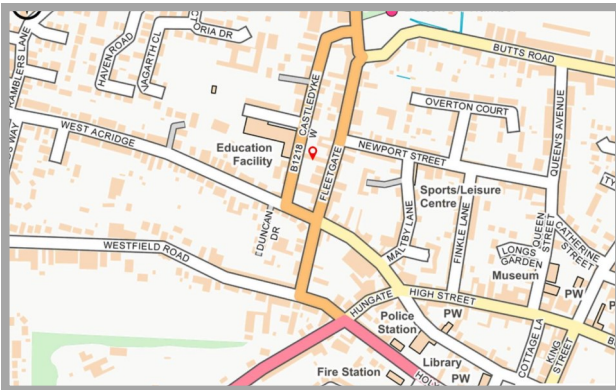


LOCATION

The property is located in a prominent position on Fleetgate on the edge of the town centre of Barton upon Humber. This is a mixed commercial and residential area with nearby occupiers including Clarks Shoe Shop, St John Ambulance and Bengall Village Restaurant.

Fleetgate forms part of a one way system in the centre of Barton upon Humber. The property is close to the towns railway station and is also situated close to local bus routes. There is limited on street parking available on Fleetgate itself and a short stay public car park is situated immediately to the rear of the property.

Barton upon Humber is a popular Georgian town on the south bank of the river Humber adjacent to the A15 and Humber Bridge. The town has a population of just over 11,000 people, with a wider, mainly rural, catchment population. Barton offers a variety of employment opportunities with the main employer in the town being Wren Kitchens. There has been significant residential development on the outskirts of Barton in recent years and the town is now a popular commuter location for people working in Hull and East Yorkshire.



DESCRIPTION

The property provides a former retail premises which has a current planning consent for use as a community laundrette. The property has also been used for education / training purposes in recent years. The building dates from around 1880 and is Grade II Listed.

The building is end terraced, mainly two storey, with a triple bay shop front with external electric shutters. The property is of rendered brick construction with the main roof being traditional tiles. There is a single storey block work extension to the rear under a flat roof.

The ground floor accommodation provides laundry, storage, training room, kitchen, staff room and plant room together with WC facilities. To the first floor there are two self contained flats. Flat one is situated to the front and provides three bedrooomed accommodation with living room with galley kitchen, shower room and separate WC. Flat 2 offers a bed / sitting room with separate kitchen and shower room. The flats are let using assured shorthold tenancy agreements at rents of £425 and £325 pcm each.

There is a small rear yard area with steel container.

ACCOMMODATION

Ground Floor:- 133.2 sq m (1,433 sq ft)

First Floor:-

Flat 1:- 49.6 sq m (533 sq ft)

Flat 2:- 26.1 sq m (281 sq ft)

TERMS

The property is being offered for sale freehold with vacant possession of the shop and the two tenanted flats at a guide price of £165,000.

OTHER INFORMATION

Local Authority: North Lincolnshire Council. For Economic Development Enquiries please telephone 01724 297330 or email matthew.collinson@northlincs.gov.uk

Rateable Value: £13,500

Council Tax: Each flat is in Band A.

EPC: Shop: C. Flats TBC

Services: Mains water, electricity & drainage are connected to the property. There is a biomass boiler. Please note that the services have not been tested and prospective purchasers are advised to check on the suitability of the services for their proposed use.

VAT: The sale price is quoted exclusive of VAT. We are waiting for confirmation as to whether VAT is applicable to this transaction.

Tenure: The property is Freehold.

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



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