



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Hornsea, 4/4a Market Place, HU18 1AW

For Sale/To Let – Ground Floor Retail Plus Self Contained Residential



### LOCATION

Hornsea is a popular seaside Town, being approximately 16 miles north-east of Hull via the A165 trunk road.

The property is situated on Market Place within the heart of the town centre. The property is positioned close to the busy junction with Southgate and Newbigin, which is the main retail thoroughfare in the Town.

The property is adjoined by a mix of local operators, residential dwellings and multiple retailers including **Heron Foods, Co-op, William Hill** and **Original Factory shop**.

### DESCRIPTION

The property comprises a mid-terraced part 3 storey/part 2 storey retail unit with self contained residential upper floors, having traditional brick elevations (rendered to the front elevation) and pitched tiled roof.

The accommodation comprises ground floor sales and ancillary/staff. The first floor provides a self contained two bedroom/two bathroom apartment. The property is serviced via a rear yard area accessed via a shared driveway from Market Place.

### ACCOMMODATION

The property comprises the following approximate areas:-

Net frontage	7.75 m	25' 5"
Ground Floor Sales	85.88 sq m	924 sq ft
ITZA	65.1 sq m	699 sq ft
Ground Floor Ancillary/office	24.25 sq m	261 sq ft
1 Parking Space		

### TENURE

The property is available by way of a Freehold sale or a lease of ground floor only. We understand that the first floor is let on an AST producing **£4,500** per annum.

### RENT/PRICE

Rent - **£10,000** per annum exclusive.

Sale – Offers in the region of **£175,000**

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£7,100
Council Tax	A

Interested parties should verify this information with the local planning authority.

### EPC

D88

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

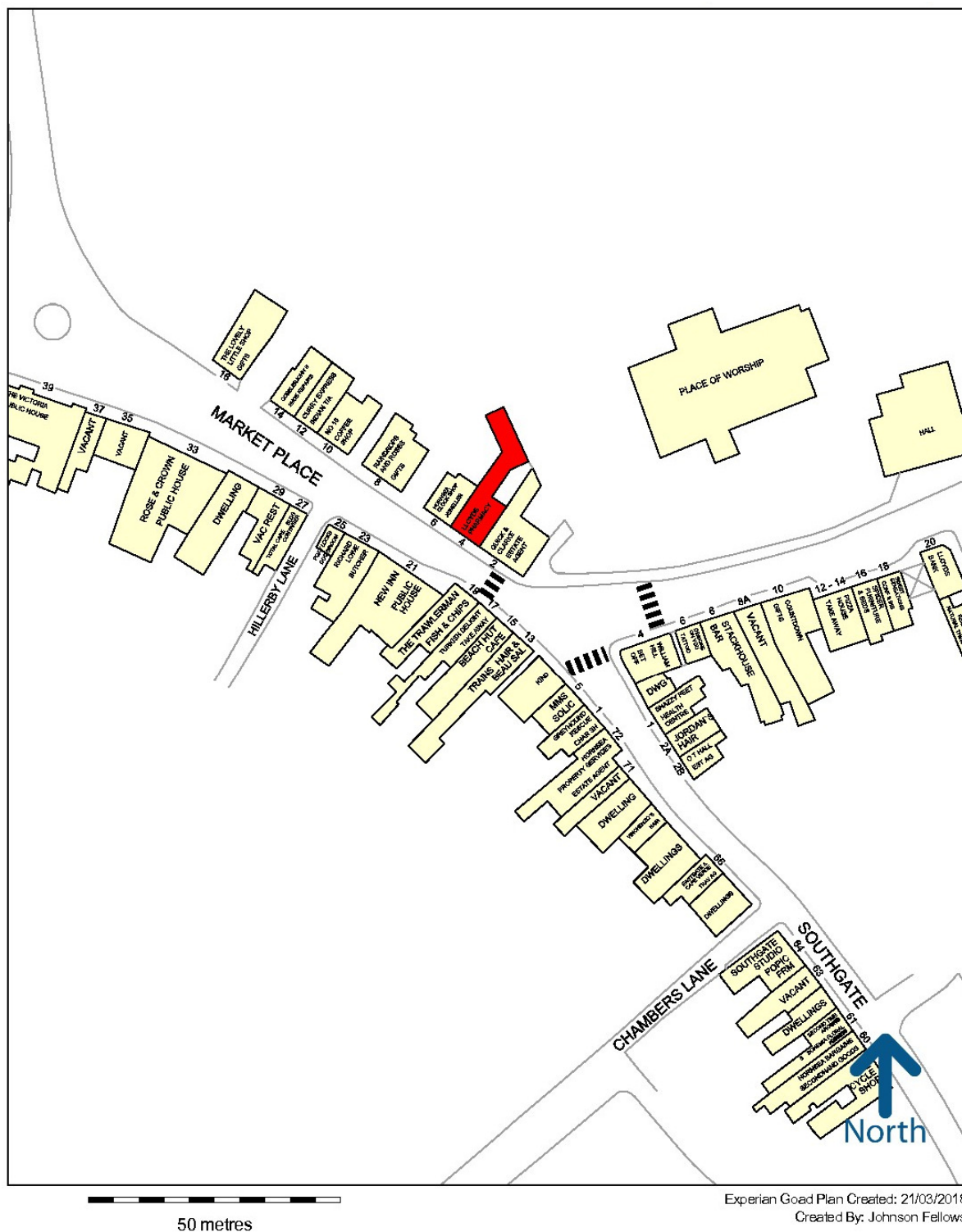
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