

Former Bank/ Office/ Retail Unit

79-81 Market Place, South Cave
Hull, East Yorkshire HU15 2AS



For Sale £250,000

- Substantial Grade II Listed freehold property
- Last occupied as a bank, retail unit and offices
- Located in prosperous village 12 miles west of Hull
- Very busy main road location
- Vehicle access/ rear parking
- Potential conversion for various uses subject to planning permission
- Ideal for owner occupier or development

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Chartered Surveyors & Commercial Property Consultants

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Location

South Cave is a popular and prosperous village located in the East Riding of Yorkshire to the west of Hull City Centre. The property is situated in a highly visible location on Market Place which forms part of the busy A1034 Market Weighton link road benefitting from high volumes of trade of traffic throughout the day and night.

Description

The property comprises of a former HSBC Bank and adjoining newsagents. The accommodation is arranged over basement, ground, first floors and attic storage. There is vehicle access from the main road leading to the rear of the property which would provide substantial car parking.

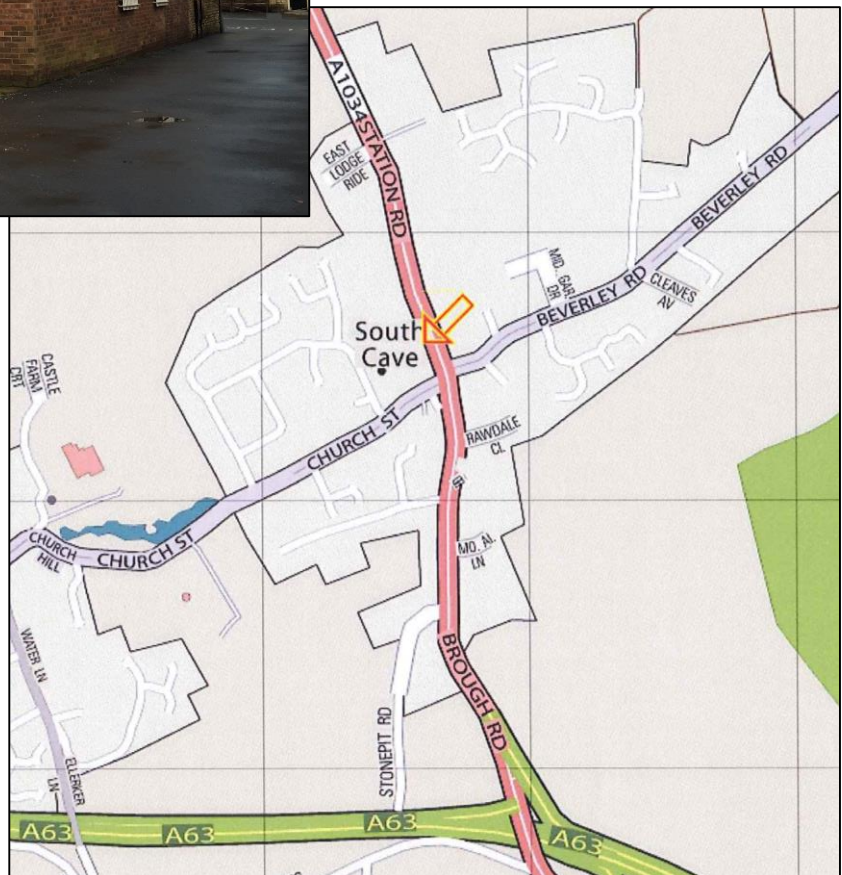
Accommodation

The accommodation briefly comprises (all areas are approximate):

Basement (not inspected)	29.73 sq m (320 sq ft)
Ground Floor	179.86 sq m (1,936 sq ft)
First Floor	71.35 sq m (736 sq ft)
Attic Storage (not inspected)	
Total Area approx.	280.94 sq m (3,024 sq ft)

Terms

The property is available freehold.



For further information and viewing
The Hessewood Estate | Ferriby Road |
Hessle | Hull | HU13 0LG

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Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has rateable values of

71 Bank & Premises	£11,250
81 Shop	£6,000

for 2015/2016 which is subject to a rate in the pound of 0.48p. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

VAT

To be advised.

EPC

The property is Grade II Listed therefore does not require an EPC.

Date: December 2015

File Ref: 11176



For identification purposes only, all boundaries must be checked with the title deeds

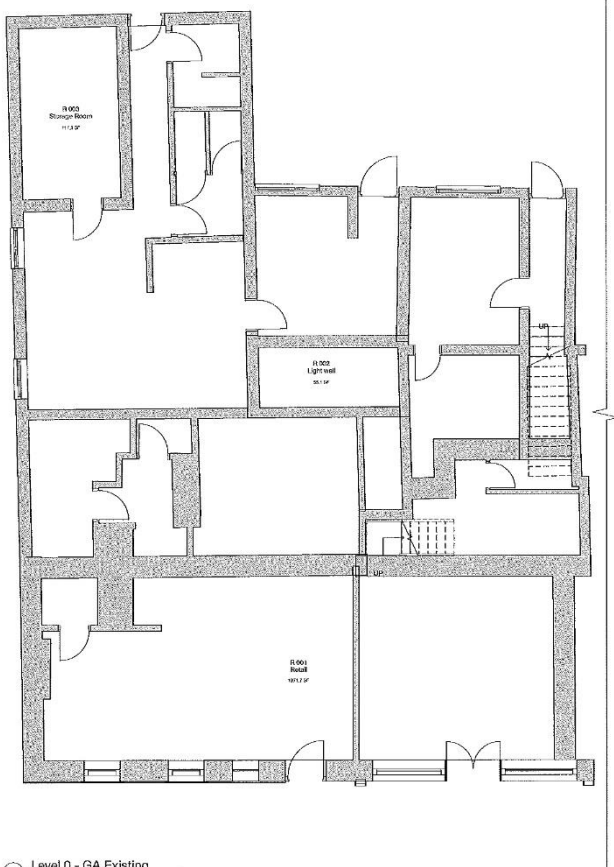
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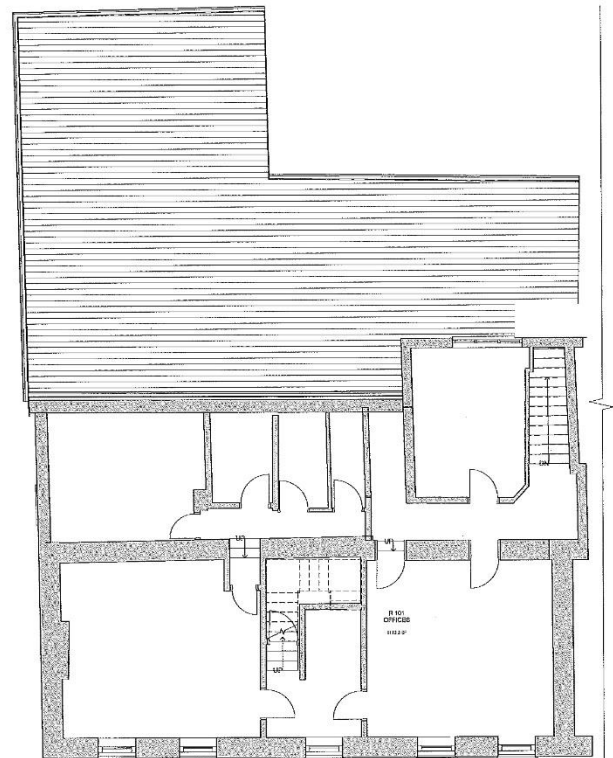
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1 Level 0 - GA Existing
1:50



2 Level 1 - GA Existing
1:50



For identification purposes only, all layouts must be checked on site before purchasers proceed

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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