

On the instructions of the  
Joint Administrators of  
Atlas Leisure Homes Ltd



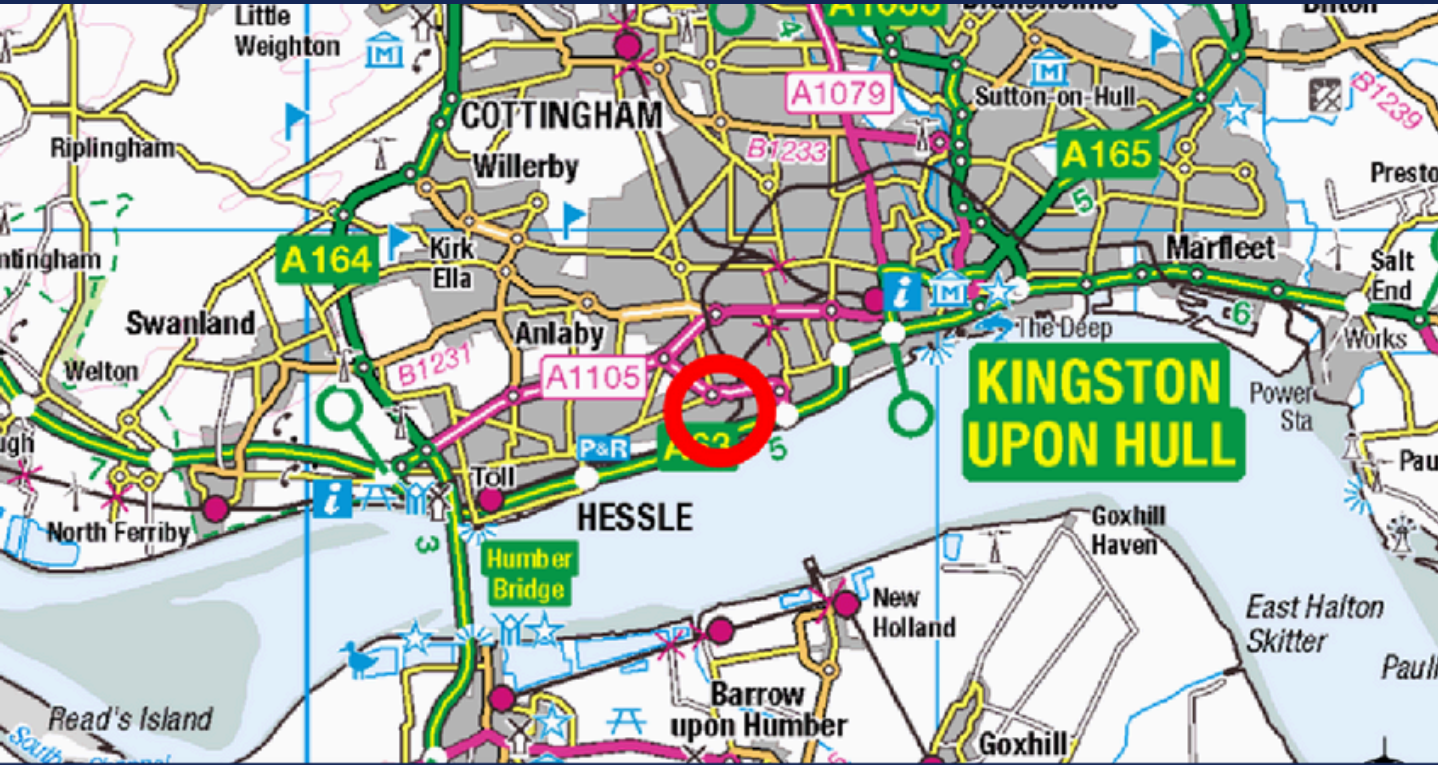
Sanderson  
Weatherall

**FREEHOLD  
FOR SALE**

Wiltshire Road  
Hull  
HU4 6PD







## Location

Situated on the north side of Wiltshire Road within a well-established industrial estate. Occupiers in the vicinity include Turner Price, Northgate Vehicle Hire and SIG Roofing.

Transport links are excellent with the A63 Clive Sullivan Way less than 1 mile away. Hull is circa 40 miles south east of York and 60 miles east of Leeds.

## Description

A manufacturing facility on 0.69 hectares (1.7 acres) consisting of mixed age accommodation, the majority of which is interlinked, offering scope for subdivision. Two storey offices and good sized yard / car parking are provided off the main Wiltshire Road access and a narrow service road runs along the eastern boundary leading to a secondary site access off Essex Street to the north.

Eaves heights range from approx. 4 to 5 metres.

The property is Grade II Listed (List Entry 1297069) given parts were historically used as fish smoke houses.

## Accommodation (GIA)

Description	sq m	sq ft
<b>Offices</b>		
Ground	227.3	2,447
First	416.3	4,481
<b>Production / Warehousing &amp; ancillary accommodation</b>	4,292.1	46,201
<b>TOTAL</b>	<b>4,935.7</b>	<b>53,129</b>





## Tenure

The property is held Freehold (Land Registry title numbers HS50095 & HS17302)

## Town Planning

We recommend interested parties discuss any planning related queries with Hull City Council - [www.hull.gov.uk](http://www.hull.gov.uk)

## Business Rates

The current business rates assessment relates to a significantly wider occupation by Atlas Leisure Homes and will require reassessment.

## Energy Performance

The property has an Energy Asset Rating of E (121). A full copy of the EPC is available on request.

## Guide Price

Offers in the region of £675,000 are invited for the freehold interest - reflecting a low capital value of circa £12.70 per sq ft.

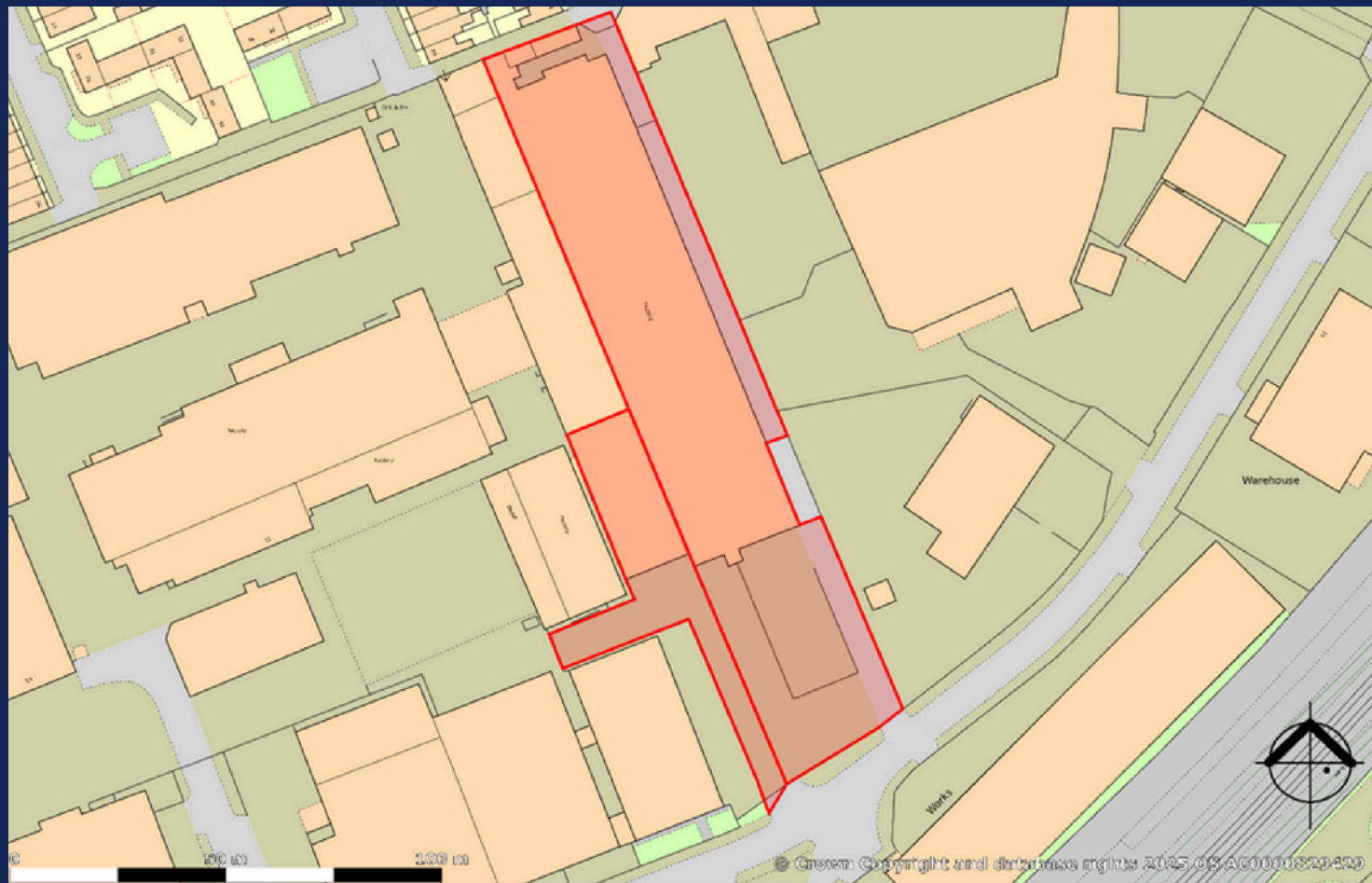
## VAT & Costs

VAT, if applicable, will be payable at the prevailing rate.

Each party is to be responsible for their own costs.

## Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.







# Contacts

For further information or to arrange a viewing please contact the sole selling agents:

**Jonathon White**

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