

FOR SALE

THE SHIPYARD

MAIN STREET, PAULL, HULL, EAST YORKSHIRE, HU12
8AN



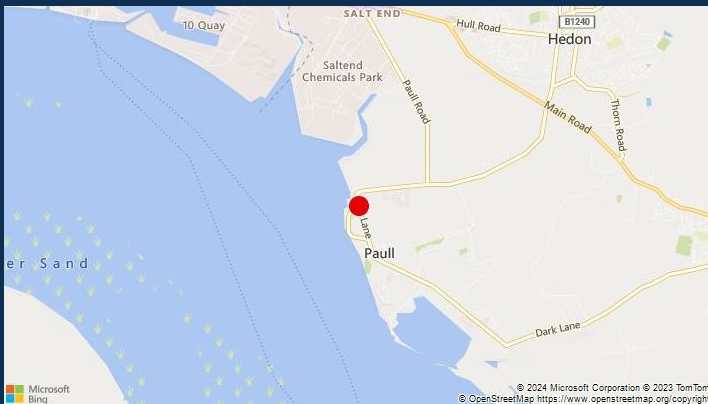
Price - Price on application

INDUSTRIAL

7,455 sq.ft. (692.57 sq.m.)

Property Features

- Self contained shipbuilding yard suitable for alternative uses
- 5 ton gantry crane in the main warehouse
- Eaves height to 7.50 m (max)
- Multiple commercial doors accessing the yard
- Substantial external areas for parking and storage.
- Immediate availability



Enquiries

Chris Hyam

DDI 01482 296691

chris.hyam@garnessjones.co.uk

Josh Darley

DDI 01482 296699

josh.darley@garnessjones.co.uk

Location

Paull is a small Village in the East Riding of Yorkshire. The Village is situated on the north bank of the Humber Estuary, located within 2 miles of the A1033 (Hedon Road) and within 5 miles of the A63. Businesses within the locality include BP, Nippon Gohsei, DONG Energy and Seven Seas Limited. It is also located within close proximity to the Port of Hull.

Description

Self contained ship building yard and premises with dry dock and slipways. Suitable for a variety of uses.

The property has multiple warehouse and workshop areas with ancillary offices and external yard / parking areas. The main workshop is constructed around a steel portal frame with low level brick surmounted by profile sheet cladding to the upper walls and roof. The roof is pitched and incorporates intermittent translucent panels. Internally a mezzanine has been installed to provide additional storage. The unit has an internal eaves height of 7.5m and a 5 ton gantry crane is in situ.

The rear building provides workshop space with large roller shutter access. A lean too provides additional office space or can be used as staff break out area.

The external yard areas provide could storage or dedicated car parking.

Accommodation

	sq.ft.	sq.m.
Main Warehouse	4,411	409.78
Workshop	2,493	231.6
Office	273	25.36
Kitchen	279	25.92
Total GIA	7,456	692.66

Service Charge

There is no service charge is applicable for the property.



Services

We understand all main services are connected to the site including 3 phase power, mains water and drainage. Interested parties to make their own independent enquiries.

Business Rates

RATEABLE VALUE	RATES PAYABLE
£27,250	£13,597.75

This information has been obtained from the Valuation Office website and has been provided for information purposes only. Interested parties to make their own independent enquiries.

Terms

The premises are available freehold. Price on application.



01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial)Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

