

# FOR SALE

## THE SHIPYARD

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

GARNESS  
JONES

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
<b>Total GIA</b>	<b>7,456</b>	<b>692.66</b>

## Service Charge

There is no service charge is applicable for the property.

D 76-100

## 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

£27,250

### RATES PAYABLE

£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.

