



# For Sale

**Netherhall Wawne Road, Hull HU7 4YG**

- **Redevelopment opportunity.**
- **Suitable for a variety of uses in medical and office sectors.**
- **On site regeneration currently ongoing.**
- **Of interest to developers and owner occupiers.**

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## Location & Situation

The property is situated along Wawne Road within the suburb of Sutton-on-Hull. Netherhall is located approximately 3.5 miles north east of Hull and 8 miles south east of Beverley.

The surrounding area comprises predominantly residential with North Point Shopping Centre situated close by.

## Description

The property comprises of a two storey detached office premises situated within landscaped grounds formerly used by the NHS.

The immediate area is currently undergoing redevelopment to deliver approximately eight brand new bungalows to cater for supported living which include on site staff facilities. The property itself could serve a variety of uses particularly within the medical sector including private medical/GP surgery, dental practice and veterinary practices subject to planning.

The property appeals to both owner occupiers and developers with the property being suitable for redevelopment to other uses subject to planning.

## Accommodation

The total net internal accommodation available is approximately 4,256 sq. ft (395.40 sq. m).

## EPC

We understand the property has an EPC rating of E.

## Planning

We understand the entire property benefits as office use under Use Class E however interested parties are advised to check with the local authority to determine the current use class permissions.

## Business Rates

Interested parties are advised to contact Hull City Council to check and determine the current rating assessment.

## Services

We understand water, gas, electricity and drainage are connected to the premises.

## VAT

We understand VAT is not payable at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the sale.

## Price/Terms

The freehold interest is available for sale at a guide price of £235,000. Both Netherhall and the adjacent Coach House are available to be purchased together at a guide price of £350,000.

Viewings strictly via appointment through us as sole agents.

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