



For Sale by Informal Tender

139-143 Queen Street, Withernsea HU19 2DJ

- Mixed-use redevelopment opportunity.
- Situated in prominent position along Queen Street.
- Unconditional or conditional bids to be submitted by noon Friday 24th October 2025.

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Location & Situation

The property is located in the popular seaside town of Withernsea situated approximately 18 miles east of Hull. The property is situated along Queen Street in close proximity to the Aldi supermarket within the centre of Withernsea and is within walking distance of all local amenities including Withernsea Central Promenade beach front.

Description

The property comprises of a large three storey premises with the ground floor previously used as a bank operated by NatWest. The first floor provided ancillary office and storage with the second floor we understand was historically used for residential but in recent years for ancillary storage purposes.

The property presents a redevelopment opportunity to potentially comprise of two or three individual retail units upon the ground floor with self-contained residential apartments upon the first and second floors subject to planning. Access to the proposed residential upper floors would be available via Bannister Street.

EPC

We understand the property has an EPC rating of "D".

Services

We understand electricity, gas, water and drainage are connected.

VAT

We understand VAT is not payable at the prevailing rate.

Planning

We understand the entire property benefits from Use Class E although interested parties are advised to seek clarity from East Riding of Yorkshire Council

Accommodation

The accommodation provides the following floor areas:

Ground floor retail - 1,259 sq. ft (116.98 sq. m)

First floor - 842 sq. ft (78.23 sq. m)

First floor - 843 sq. ft (78.30 sq. m)

Total: 2,944 sq. ft (273.51 sq. m)

Business Rates

We understand the entire property is assessed for rating purposes and has a rateable value of £7,000.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The property is to be sold by informal tender with bids to be submitted by noon on Friday 24th October 2025. All bids are to be in sealed envelope and marked "139-141 Queen Street Informal Tender".

Block viewing dates are to be scheduled and please contact us for more information on these dates and to book a time.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

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