



ALL ENQUIRIES - due to relocation

HIGH QUALITY OFFICES IN PROMINENT LOCATION

Holderness House, 36 Market Place, South Cave, HU15 2AT



Sanderson
Weatherall





Location

The property is situated in the heart of the village of South Cave at the crossroads junction with Church Street and Beverley Road. The property occupies a prominent corner position adjacent to the Town Hall and forms part of the village centre with other nearby occupiers including two public houses, hairdressers, vets, café and convenience store.

South Cave is a popular village on the western outskirts of Hull adjacent to the A63. The village is popular with commuters, being approximately five miles from the Humber Bridge, one mile from the M62 and ten miles from Hull City Centre. Main line train services are available from the nearby station at Brough.

Description

The property comprises a two storey office building which would have been originally constructed as a private house in the early 19th Century. The property is of traditional brick construction under a pitched slate roof to the principle building. There is conservatory style link to a former coach house which is of brick construction under a pitched pantile roof.

The offices have been finished to a high standard providing a mixture of individual offices, open plan work areas, meeting room and break out space. The offices benefit from laminate flooring to the majority of the rooms, perimeter trunking, floor boxes to some rooms, air conditioning to part and gas fired central heating. Staff amenities include shower room and a fully appointed kitchen. To the rear there is a large car park accessed from Beverley Road.

Accommodation

The property has been measured on a net internal basis and extends to approx. **242.7 sq m (2,611 sq ft)**.



Key Points

- High quality offices in prominent location
- Mix of individual offices and open plan work areas
- Attractive meeting room
- Close to village amenities
- Private parking
- Accessible to A63

Terms

The freehold interest is available at £425,000. Alternatively the offices are available on a new lease on an FRI basis at a rent of £35,000 per annum exclusive. The length of lease by negotiation. Please note that the lease will be contracted out of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

ADDITIONAL INFORMATION

Local Authority: East Riding of Yorkshire Council.

Rateable Value: £16,750

EPC: C

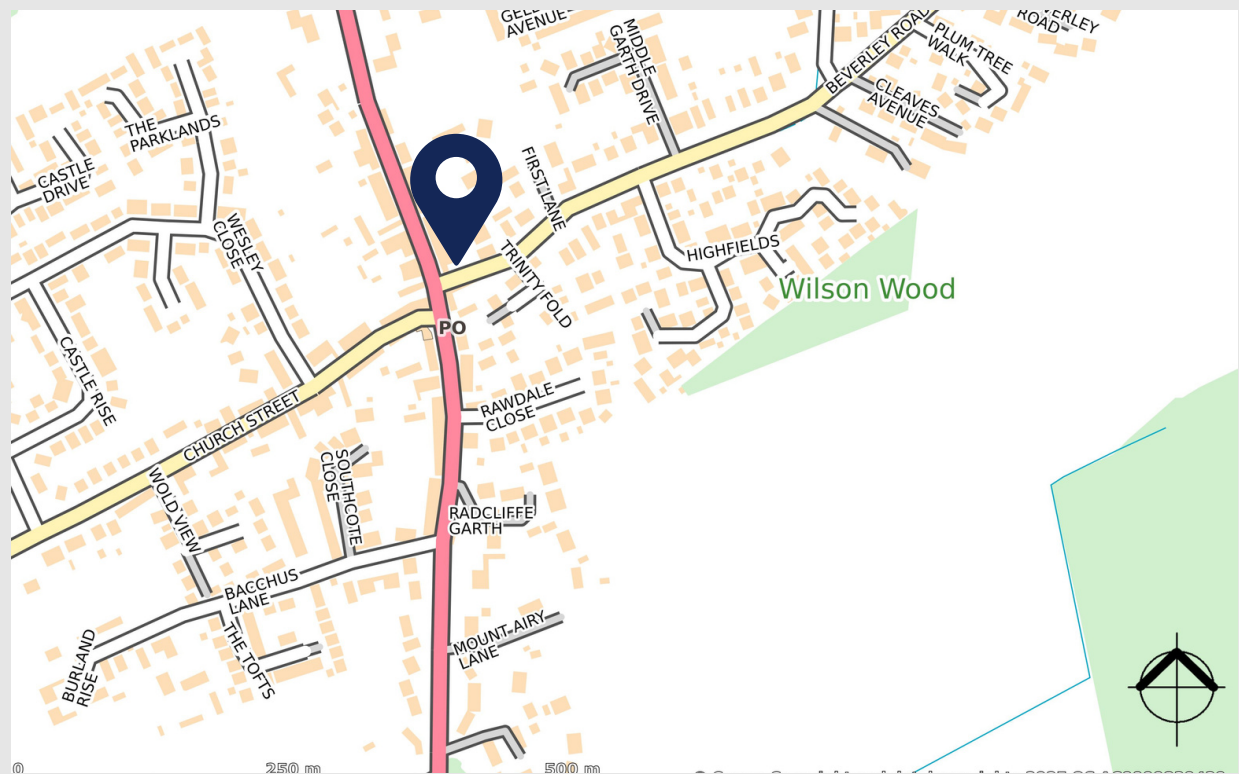
Services: All mains services are connected to the property. Tenants are advised to check on the suitability of supplies for their proposed use.

VAT: The rent quoted is exclusive of VAT. The property has been elected for VAT purposes and VAT will be charged on the rent.

Code for Leasing Premises: It is intended that the lease will be prepared in accordance with the Code of Leasing Business Premises. A copy of the code is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.





Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

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