

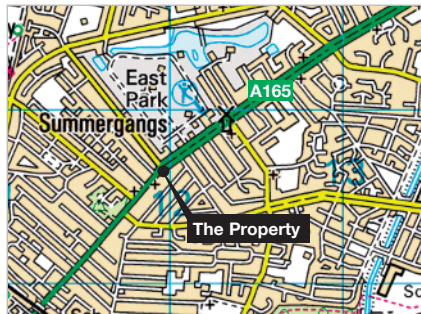
Hull

Former Crown Inn Public House Holderness Road North Humberside HU9 3DS

- **Freehold Vacant Former Public House**
- Site area 0.364 hectares (0.9 acres)
- Planning permission granted for redevelopment to a 1,045 sq m (11,248 sq ft) food store with associated parking (1)
- Situated on the busy Holderness Road close to East Park
- No VAT applicable

Vacant

**SIX WEEK COMPLETION
AVAILABLE**



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Tenure
Freehold.

Location
Kingston upon Hull is a major commercial centre and port on the northern shores of the Humber Estuary, with a population of 310,000. The town is linked to the national motorway network by the M62 Motorway and benefits from the Humber Bridge which links with the M180 Motorway. Hull Rail Station provides services to Manchester, Leeds and London King's Cross. The property is situated on the south side of the busy Holderness Road, opposite its junction with Summergangs Road and at the south-west corner of East Park. Occupiers close by include Boots, Post Office and local traders.

Description
The property comprises a former public house with a large car park to the rear. The total site area is 0.364 hectares (0.9 acres).

Tenancy
The entire property is to be offered VACANT.

(1) Planning
On 2nd March 2016, permission was granted (under application no. 15/1562/FULL) for 'erection of a food store (use class A1) with associated car parking, landscaping, access and servicing works. Following demolition of existing public house.' All enquiries should be made via Hull City Council. www.hullcc.gov.uk

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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