

Hull

**Conifer House,
32-36 Prospect Street,
East Riding of Yorkshire
HU2 8PX**

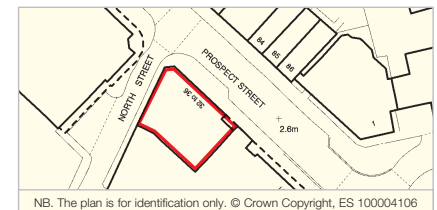
- **Freehold Five Storey Building Comprising Ground Floor Retail Premises with Office Accommodation Above**
- Previously occupied for Clinical Service Provision and extending (NIA) to Approximately 1,727 sq m (18,589 sq ft)
- Possible Potential for Reconfiguration/Change of Use to provide Residential or Alternative Uses subject to obtaining all necessary consents

Vacant Possession

**ON THE INSTRUCTIONS OF NHS
PROPERTY SERVICES LIMITED**



Property Services



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing on Tuesday 8th September between 10.15 – 11.00 a.m. (Ref: MW).

Seller's Solicitor

Messrs Bevan Brittan LLP
(Ref: Mr R Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

VACANT – Freehold Building



Tenure

Freehold.

Location

Conifer House is located close to the centre of Hull and is situated at the junction of Prospect Street and North Street close to Debenhams Department Store and both the Prospect and St Stephens Shopping Centres. The extensive amenities of Hull city centre including its hospitals, a university and leisure facilities are all readily available. Rail services run from Hull Rail Station and the nearby A63 provides access to both the Humber Bridge and the M62 Motorway.

Description

The property comprises a five storey building most recently used for clinical service provision which is arranged beneath a flat roof. The ground floor comprises a retail premises which was converted for clinical use together with a small entrance lobby and security reception. The upper floors provide consulting/treatment rooms, waiting rooms, offices, kitchen and toilet facilities. The building is located on a sloping site extending to approximately 0.039 hectares (0.098 acres) and is served by a lift to all floors (not tested).

Accommodation

Gross Internal Area extending to Approximately 1,838 sq m (19,784 sq ft)

Net Internal Area extending to Approximately 1,727 sq m (18,589 sq ft)

Site Area extending to Approximately 0.039 Hectares (0.098 Acres)

Planning

Local Planning Authority: Hull City Council.
Tel: 01482 300300.

The property may afford potential for reconfiguration/change of use subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this lot.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.