

Freehold PFS for sale.

**Beverley, East Yorkshire, Waterside Filling Station, Hull Road (A1174).
HU17 OPN.**



Long established trading position.

Purpose built convenience store of 3,934 sq ft.

Total Site Area - 0.28 acres (0.11 hectares).

Contact.

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Location.

Waterside Filling Station is located in the market town of Beverley, eight miles north of Hull. The property is located approximately 0.5 miles east of the town centre at the junction of Hull Road (B1230) and Waterside Road. Hull Road link is a main tributary route to the A1174 providing direct access to Hull. The immediate vicinity is predominately residential in nature.

Accommodation.

The property comprises a purpose built convenience store with a two pump, fuel forecourt sitting under a 4.8m high illuminated canopy. The site extends to 0.28 acres and benefits from all ways access and egress off Hull Road.

Retail Sales Area	217.36 sq m	2,339 sq ft
Office / Store	19.28 sq m	207 sq ft
Ancillary	10.76 sq m	116 sq ft
Store	118.23 sq m	1,272 sq ft

Business Rates.

Rateable Value £72,500

UBR (2021/22) 51.2p

The property is listed as 'petrol filling station and premises'. Interested parties are advised to make their own enquiries with the Local Authority on 01482394748.

Terms.

Offers are invited for the freehold interest.

Use.

The property has been used until recently as a PFS and convenience store.

Energy Performance Certificate.

Band C. Report available on request.

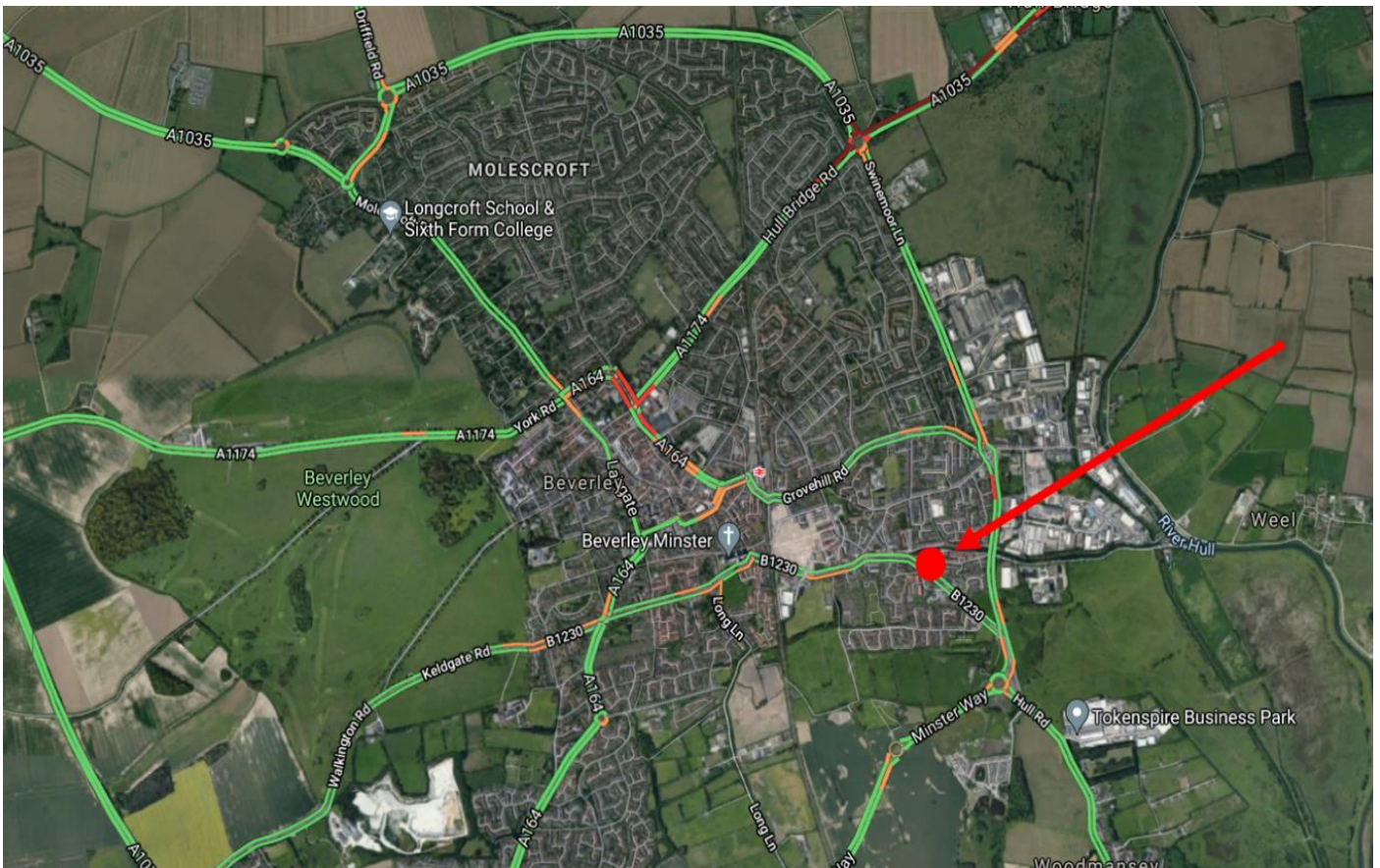
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

June 2021

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