



MILL FARM, DALTON LANE HULL

£1,000 PCM

Formally East Riding Country Pork, the commercial unit is set up with washable flooring and drains, cold rooms, store rooms and loading bays. It has the benefit of a shop entrance, additional rooms and toilets. This will make an ideal food or retail commercial unit.

Frank Hill and Son are pleased to welcome to the rental market this large commercial unit with parking in the village of Halsham. The unit was previously used as a farm shop (East Riding Country Pork Shop). The unit will be useful for a number of different uses due to the size and location. The property contains several rooms/ cold rooms and two loading bays. The property has plenty of parking. The commercial building benefits from several rooms and loading bays. Halsham is situated in the countryside in the East Riding of Yorkshire. It is situated approximately 4 miles of Withernsea and has a direct route to Hull.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



• Large Commercial Unit • Carpark • ACCESS FROM MAIN ROAD

Office 1

5.40m x 3.60m

Office 2

3.60m x 4.10m

Mess Room

3.50m x 2.50m

Front Office

7.22m x 3.61m

Lobby/Loading

2.40m x 5.60m

Factory Area

14.40m x 4.02m

T SHAPE ADDITIONAL 4.8 X 3.0

Work Room

3.06m x 3.61m

Boiler Room

VELOR BOILER

Fridge Room

2.30m x 3.30m

Loading Bay 2

2.70m x 5.24m

WITH ROLLER SHUTTER DOOR

Rear Carpark

SECURE REAR CARPARK AND LOADING AREA

Front Carpark

CAR PARK AND AMENITY AREA

Additional Information

RATEABLE VALUE £8200 304SQM MAIN ROAD ACCESS GOOD
LOCATION WATER AND DRAINAGE BELIEVED TO BE
CONNECTED OIL BOILER THREE PHASE ELECTRIC COUNCIL
TAX/BUSINESS RATES Internet enquiries via East Riding of
Yorkshire Council ... ENERGY PERFORMANCE CERTIFICATE
Awaiting EPC - SERVICES Mains Water, Electricity & Drainage are
believed to be connected. MISDESCRIPTIIONS/MEASUREMENTS
The measurements used in these Particulars are for Guidance Only.
The Equipment is susceptible to variations caused by such things as
temperature, variations of or -5% are not uncommon. Please measure
and check the room sizes yourself before ordering such items as
carpets, curtains or furniture. VIEWING- STRICTLY BY
APPOINTMENT ONLY







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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