

# Cherry Court, 1 Portland Place, 36 Ferensway, Hull, East Riding Of Yorkshire HU2 8AJ

GUIDE PRICE £10,000\*

| FREEHOLD REVERSION

- Freehold reversion to a modern City Centre office building
- Let for 125 years from October 1991 at nil rent (96 years remaining)
- Site are of 0.32 ha (0.79 acre)
- Change of planning use granted from Offices to Residential (C3)
- Planning permission granted in 2018 for 48 flats

## Location

The site is located at the junction of Fernsway and Portland Place and backs onto Lombard Street and Portland Street

## The Site

The land is identified by the adjoining plan and amounts to approximately 0.32 ha (0.79 acre)

## Lease terms

The property is freehold subject to a 125 year lease dated 17th October 1991 to Mapperley Ltd at a nil rent

## Planning

The current use for the building is as offices but the Leaseholders have obtained planning permission for change of use under Permitted Development Rights to C3 including 48 flats - ref 17/01258/PCOU, dated 16th February 2018.

## SOLICITORS

Kingston Upon Hull City Council, The Guildhall Alfred Gelder Street, Hull HU1 2AA

ON INSTRUCTIONS FROM NPS ACTING ON BEHALF OF HULL CITY COUNCIL.

