

12a Princes Avenue,
Hull, HU5 3QA

FOR SALE

Food and Drink Opportunity

Total net accommodation of
c. 190 sq m (2,047 sq ft)

Ground floor bar/dining areas
c.85.8 sq m (924 sq ft) plus
customer WCs

Additional first floor trading
accommodation, kitchen and attic
office/staff room

End terrace property within a parade of
food and drink establishments

For sale freehold with
vacant possession

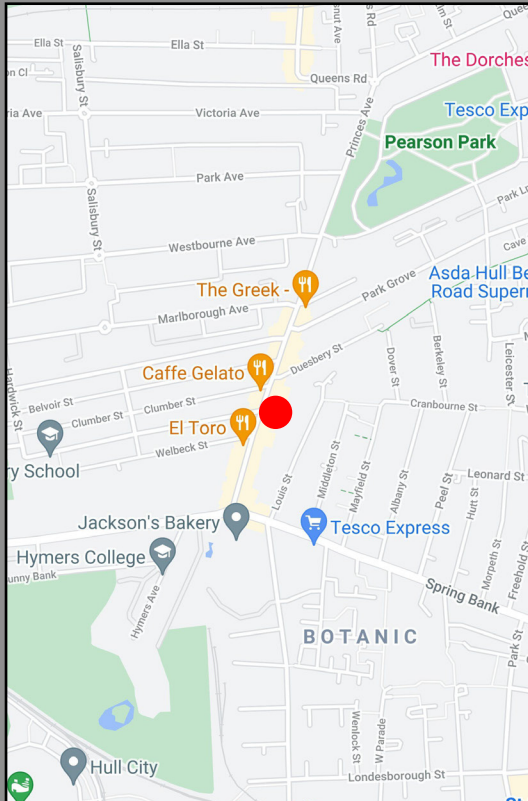
Guide Price £200,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated on the east side of Princes Avenue just over a mile to the north-west of Hull city centre. Princes Avenue is a main arterial road connecting Spring Bank/Spring Bank West to Newland Avenue and the University campus off Cottingham Road. It is a recognised food and drink destination.

The property is situated at the end of a terrace of other food and drink establishments. It is of traditional brick construction, built to two-storey height plus attic accommodation with primarily two-storey accommodation extending to the rear. The property has operated as a food and drink establishment for a number of years providing a ground floor bar/dining area to the front with additional customer accommodation to the rear and WCs beyond. Central stairs provide a link to first floor customer areas with kitchen and stores situated to the rear. The attic provides two rooms, ideally suited as an administration office/store and staff facility.

ACCOMMODATION

Forecourt

Ground floor	Front potential seating area including bar	40.6 sq m	(438 sq ft)
	Additional rear customer / dining area <i>Customer WCs beyond</i>	45.2 sq m	(486 sq ft)

First floor	Front <i>with stairs off to attic</i>	35.1 sq m	(378 sq ft)
	Rear customer area <i>with access to kitchen/preparation areas & to external canopy area</i>	13.5 sq m	(145 sq ft)
	Kitchen / storage areas	35 sq m	(377 sq ft)

Attic	Front room / rear staff facility	20.85 sq m	(224 sq ft)
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RATEABLE VALUE

The premises are listed as 'Restaurant & Premises' with a Rateable Value of £8,200 (Source VOA website). Under current provisions, a qualifying small business will have no rates to pay.

DISPOSAL

The freehold interest is available For Sale with full vacant possession at a guide price of £200,000.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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