

163 Stoneferry Road
Hull, HU8 8DG

FOR SALE

Freehold Retail Accommodation

Ground floor extends to
51.75 sq m (557 sq ft)

Potential to convert upper floors
for living accommodation

Prominent roadside position
visible to c. 40,000 passing
cars daily

Guide price £79,000

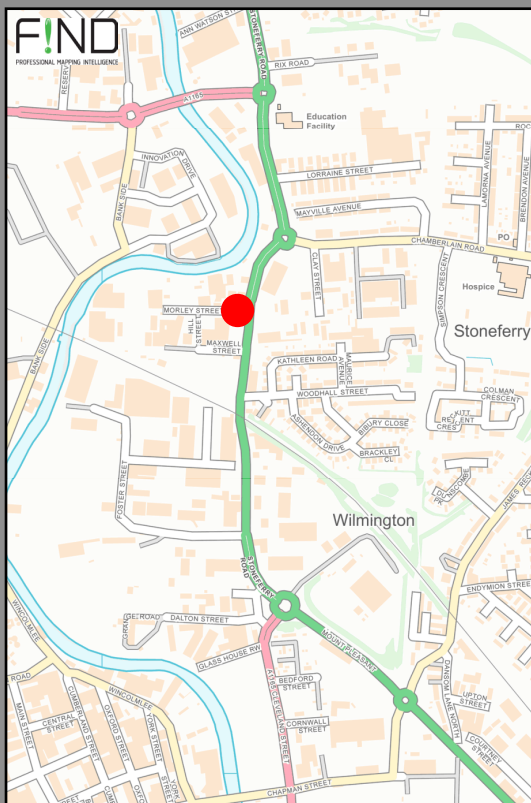
Scotts
01482 325634



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LOCATION

This property is located on Stoneferry Road, a main arterial route from the North East of Hull City Centre. The location is primarily industrial and the road carries c 40,000 vehicles daily.

DESCRIPTION

The property occupies a semi-detached position providing ground floor retail accommodation of c. 51 sq m (557 sq ft) currently operating as a newsagents but could suit other uses, subject to consents. The upper floors offer potential for conversion to 2/3 bedroomed living accommodation, subject to consents.

ACCOMMODATION

Ground floor 51.75 sq m (557 sq ft)

(comprising sales, a rear store and a kitchen)

First Floor 32.97 sq m (355 sq ft)

(currently comprising a bathroom and two bedrooms)

Second Floor 15.19 sq m (164 sq ft)

(comprising a loft offering the potential for conversion to a bedroom, subject to consents)

RATEABLE VALUE & COUNCIL TAX

The property is described as "Shop and Premises" with a rateable value of £2,700 per annum, effective 1st April 2017. Further information can be found under local authority reference number 10190010016301. The upper floors of the property are Council Tax band A. Further information can be found under local authority reference number 00190010016301.

DISPOSAL TERMS

This property is offered For Sale at a guide price of £79,000.

ENERGY PERFORMANCE RATING: F (Certificate reference number 9000-6960-0304-2220-6070)

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction, along with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

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