

28 John Street,
Hull, HU2 8DH

FOR SALE

Freehold Opportunity

Accommodation extending to
99.5 sq m (1,069 sq ft)

Secure private parking for c.4 spaces

Prior approval granted for a change of
use to a single four bed
residential dwelling

Airbnb / Residential Investment
Opportunity

Situated in an attractive city centre
location, opposite Kingston Square, Hull
New Theatre & Ron Dearing College

Guide Price £195,000

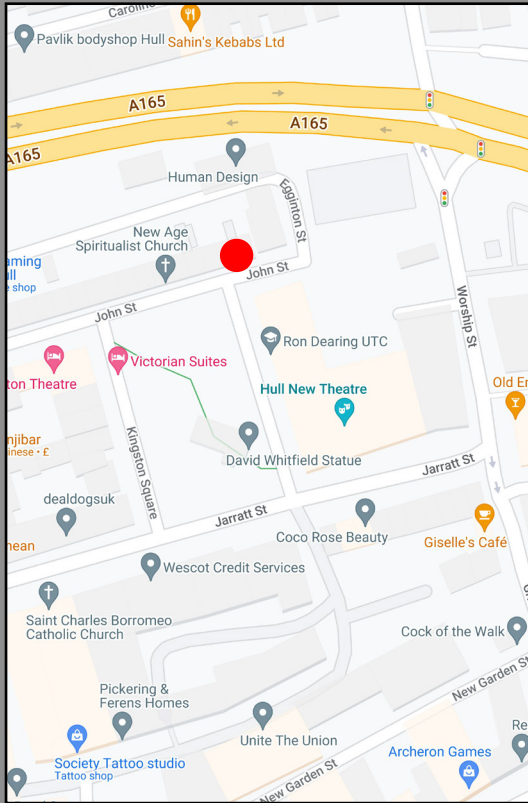


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01482 325634



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LOCATION

The property is situated on John Street in the Georgian New Town Conservation area, opposite Kingston Square and Hull New Theatre. The central shopping areas, Queens Gardens and Paragon Transport Interchange are all a short walk from its location.

DESCRIPTION

The two storey mid-terrace property currently comprises office accommodation of approx. 1,069 sq ft. with a concrete surfaced rear yard offering secure car parking for c.4 cars.

At the ground floor there is a large reception room and office leading to a storage area / staff room and kitchen to the rear. There are two office rooms and WC facilities on the first floor and an open plan office / storage space in the attic.

Attached is a layout plan for conversion to a single four bedroom residential dwelling - Hull City Council Planning reference 22/00086/PCOU.

The property could also be used as serviced accommodation subject to obtaining necessary consents.

ACCOMMODATION

Ground Floor	41.4 sq m	(446 sq ft)
First Floor	39.2 sq m	(422 sq ft)
Second Floor	18.7 sq m	(201 sq ft)
Total	99.30 sq m	(1,069 sq ft)

DISPOSAL TERMS

The property is offered For Sale with full vacant possession at a guide price of £195,000.

RATEABLE VALUE

The property is described as 'Office and Premises' with a rateable value of £6,300 (2023 Rating List). Occupiers may be eligible for small rates relief subject to tenant status.

ENERGY PERFORMANCE RATING: D (83)

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Will will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6729**

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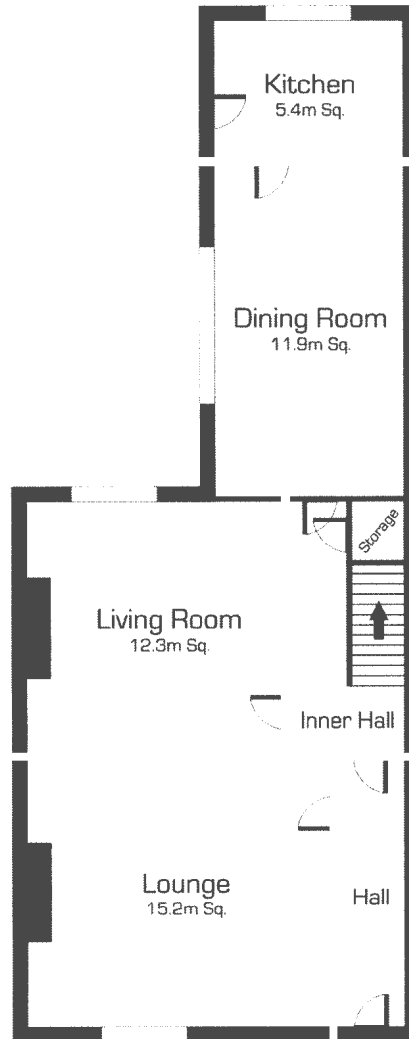
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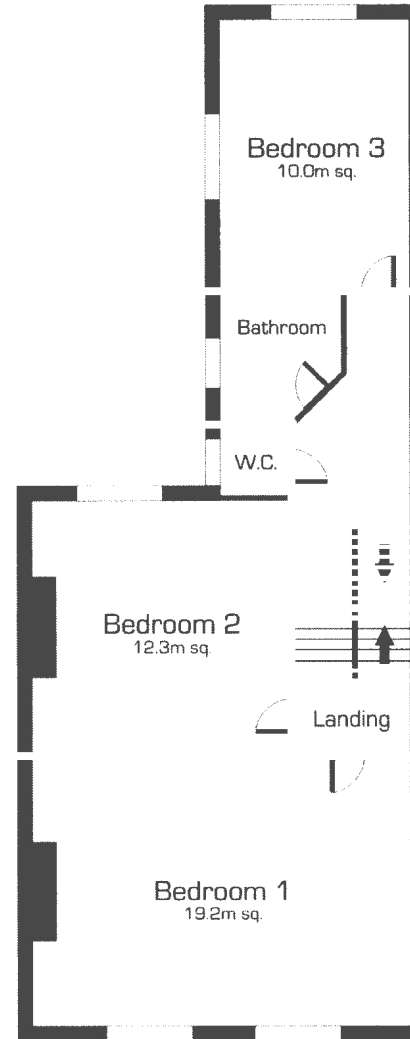


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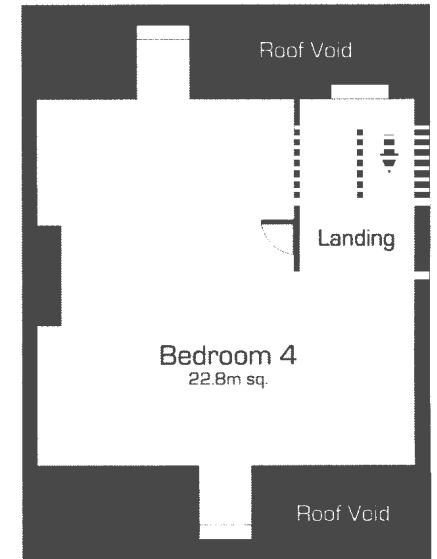
Ground Floor



First Floor



Second Floor



Not to Scale - For Identification Purposes Only

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