

296 Hessle Road  
Hull, HU3 3EA

## TO LET (MAY SELL)

Shop with upper floors

Providing a total sales area of  
68.4 sq m (736 sq ft)

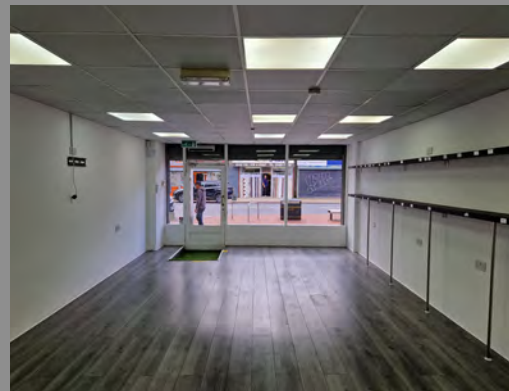
Regular-shaped retail unit

Upper floors require  
refurbishment throughout with  
scope for a spacious 3 bed flat

Enclosed rear yard

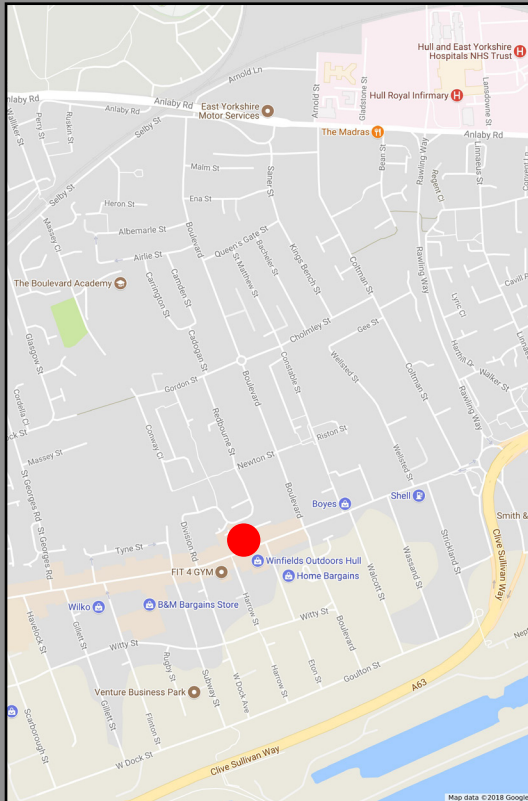
**Guide Rent £9,000 p.a.**  
**(Guide Price £90,000)**

**Scotts**  
01482 325634



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## LOCATION

The property is situated on the north side of Hessle Road approximately 2 miles west of Hull City Centre. Forming part of an established retail pitch with neighbouring occupiers including a number of regional and national traders together with established independent operators.

## DESCRIPTION

The ground floor benefits from pavement-level access and a single glazed timber shop front and an external electric security shutter. Internally the property comprises a regular shaped sales area with carpet flooring throughout, suspended ceiling with integrated lighting as well as ceiling mounted strip lighting and various partitions.

The first floor accommodation is accessed via an external steel staircase to the rear via a ten foot off Rosamond Street. Internally the upper floors comprise a front room, middle room and bathroom with separate WC and 2 attic rooms. The upper accommodation requires complete refurbishment throughout.

## ACCOMMODATION

### Ground floor

Main Sales	68.4 sq m	(736 sq ft)
Kitchen	3.3 sq m	(36 sq ft)

### Upper Floors

Potential for 3 bed flat	73.77 sq m	(794 sq ft)
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<b>Total</b>	<b>145.47 sq m</b>	<b>(1,566 sq ft)</b>
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External forecourt and rear yard

## RATEABLE VALUE

The ground floor is described as "Shop and Premises" with a rateable value of £6,700 (2023 Rating List). Occupiers may be eligible for small business rates relief subject to tenant status.

## DISPOSAL TERMS

The shop is available To Let at £9,000 p.a.exc on terms to be agreed. A sale of the property as a whole may also be considered in excess of the guide price of £90,000.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

In the event of a letting the ingoing tenant will be responsible for both parties reasonable legal fees incurred in the transaction together with any Stamp Duty Land Tax that may be payable. In the event of a freehold sale each party will be responsible for their own legal costs with the purchaser paying any Stamp Duty Land Tax that may be due.

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496.

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