

362 Holderness Road,
Hull, HU9 3DL

FOR SALE

Vacant shop & tenanted flat
(part let investment)

Ideally suited to owner occupiers
or investors

Currently generating a gross rent
£3,900 p.a. (£325 p.c.m.) from the flat

Potential to generate additional
investment income by letting the
ground floor

Popular Holderness Road location,
close to the main retail parades

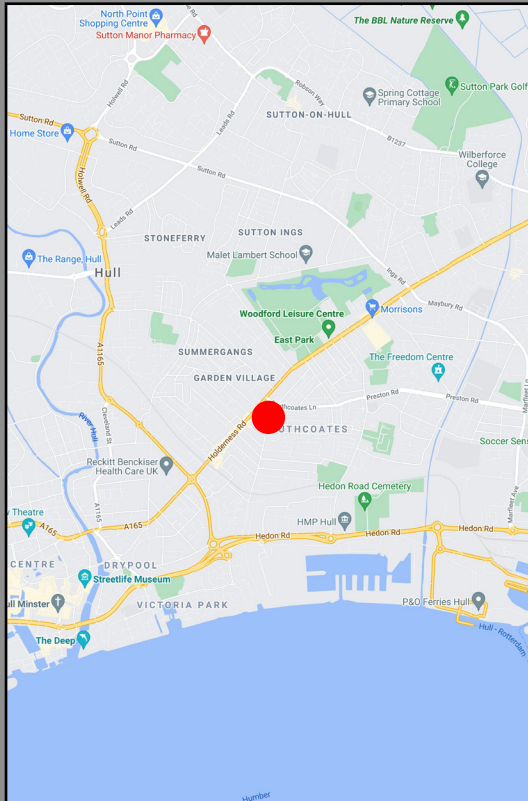
Guide Price £138,000

Scotts
01482 325634



362 Holderness Road,
Hull, HU9 3DL

FOR SALE



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The property is located in Hull, East Yorkshire on the south side of Holderness Road, approximately 2 miles east of the City Centre. Holderness Road is an main arterial route to and from the east of the city and is close to the junction with Southcoates Lane. The location is anchored by many local, regional and national operators. The property sits immediately between local branches of William H Brown Estate Agents and Lovelle Estate Agents.

DESCRIPTION

The property comprises a mid-terrace brick built premises providing a ground floor retail premises with an independent self-contained 1-bed flat at first floor level. The vacant retail unit benefits from a glazed shop front, secured with an electric roller shutter. The main sales area is partitioned to provide a self-contained office, leading through to store/rear office, staff kitchen and WC. Premises are part carpeted, part vinyl floor complete with ceiling mounted strip lighting. The ground floor benefits from consent for uses within class 'E' (Commercial, Business and Service) including retail and financial/professional uses, such as an estate agents.

The tenanted flat is independently accessed via the rear, providing a one bedroom premises comprising a fitted bathroom suite completed with shower, kitchen, bedroom and living room. Windows are UPVC double glazed and heating is provided by wall mounted gas central heating.

OCCUPATIONAL LEASE

Ground Floor Retail	Vacant Premises. Not Applicable.
First Floor flat	Gross rent of £3,900 per annum (£325 per calendar month).

ACCOMMODATION

Ground Floor Retail	44.0 sq m (474 sq ft)
First Floor Flat - 1 Bed	40.7 sq m (438 sq ft)

DISPOSAL TERMS

The property is offered For Sale at a guide price of £138,000.

The ground floor is also offered To Let at a Guide Rent £7,800 p.a.e. (£150 per week)

INVESTMENT POTENTIAL

Potential total income of £11,700 per annum (excluding costs), assuming a letting of the ground floor at £7,800 per annum (£150 per week), reflecting an initial gross yield of 8.5%, less costs, based on the quoting price of £138,000.

RATEABLE VALUE / COUNCIL TAX

The ground floor element is described as 'Shop and Premises' with a Rateable Value of £4,250. The billing authority is City and County of Kingston Upon Hull under reference 10220001036204. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

The flat has a Council Tax band of 'A'.

LEGAL COSTS

In the event of a freehold sale each party will be responsible for their own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: Shop – D / Flat - D

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Will O'Brien 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.6875**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.