

475 - 477 Anlaby Road  
Hull, HU3 6DT

# FOR SALE

Large retail premises  
with upper floors

Rear car parking

Ground floor c.232 sq m (2,500 sq ft)  
sales and ancillary accommodation

Upper floors in need of  
refurbishment

Located on an established retail pitch  
with a high volume of passing traffic

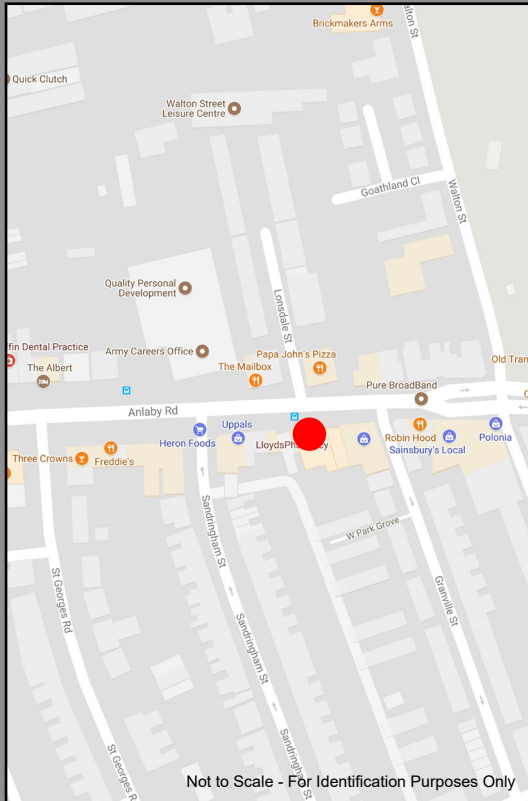
**Guide Price £180,000**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is situated within an established main road retailing pitch, approximately 1 mile to the west of the City Centre. Nearby retailers include Papa John's, Heron Foods, Budgens and a Post Office, together with a variety of independents. The KCOM stadium, home to Hull City Football Club and Hull FC Rugby League, is located approximately 500m from the subject property.

## DESCRIPTION

The traditional brick-built property under pitched and flat roofs provides a spacious open-plan sales area of c.120 sq m (1,300 sq ft) together with rear ancillary ground floor space of c.112 sq m (1,200 sq ft). Upper-floor stores require refurbishment and will have originally provided living space. The shop has pavement level access and a rear yard area, accessible from Sandringham Street, provides several car parking spaces.

## ACCOMMODATION

Sales Width 11.5m (37 ft) x Depth 10.83m (35 ft)

Sales Area 124.5 sq m (1,340 sq ft)  
Rear Ancillary 11.74 sq m (1,202 sq ft)

Upper floors: average depth c.9.7m (31 ft) max depth 14.5m (47 ft)

Rear Yard/Parking c.187 sq m (2,012 sq ft)

## PLANNING

We understand the premises benefit from previous 'A1' general retail consent having most recently traded as a chemist. Other uses may be permitted, subject to any necessary consents.

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £13,750. An occupier may be eligible for small business rate relief, subject to status.

## DISPOSAL TERMS

This property is available For Sale with vacant possession at a guide price of £180,000.

## ENERGY PERFORMANCE RATING: D

## 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.

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 88530

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