

27 - 29 Anlaby Road,
Hull, HU1 2PG

FOR SALE / TO LET

Freehold / Leasehold Opportunity

Total area providing
196.3 sq m (2,113 sq ft)

Prominent double fronted property

Potential for residential conversion
(subject to planning approval)

Located on an established parade
opposite Hull transport Interchange

Guide Price £129,950

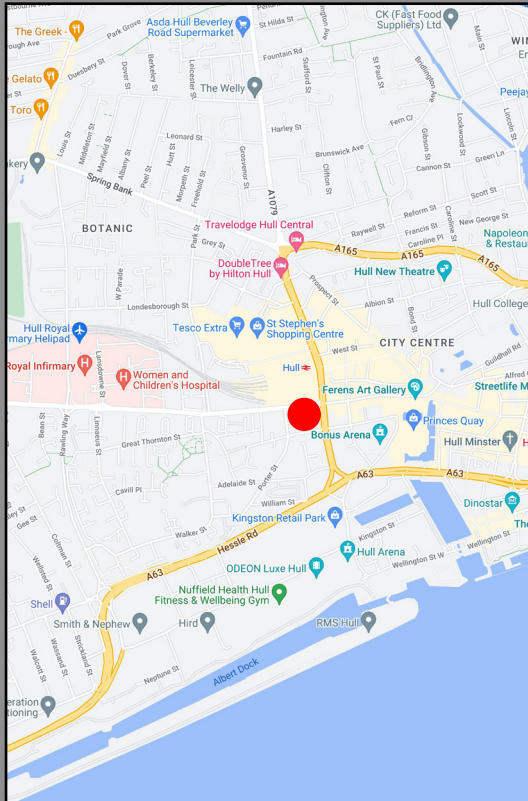
Guide Rent £12,000 p.a.exc.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The subject property is located within an established parade on the south side of Anlaby Road (A1105) close to the junction connecting Ferensway providing easy access to the A63 and wider motorway network. The property sits opposite Hull's transport interchange and is within short walking distance of Hull's City Centre.

Nearby occupiers include range of offices, restaurants and traditional retail uses. The property sits opposite the Northern Academy of Performing Arts and the Monocle office development.

DESCRIPTION

The property comprises a two-storey traditional brick building beneath a pitched roof with a single and two-storey projection at the rear under a combination of pitched and flat roofs. The ground floor consists of a reception area, two large office rooms and a WC. Two internal staircases provide access to the first floor consisting of 3 separate classrooms, a kitchen, WC and small office. The second floor provides additional storage.

Internally the property has been subdivided reflecting the previous use as an office & training centre, benefiting from wall mounted radiators fed by gas fired central heating system, carpeting throughout, a mixture of suspended ceilings with integrated lighting and surfaced mounted fluorescent lighting.

Externally the property benefits from a double fronted timber shop front with two separate access doors secured via an internal electric shutter as well as a rear private yard.

ACCOMMODATION

Ground Floor	110.0 sq m	(1,184 sq ft)
First Floor	64.6 sq m	(695 sq ft)
Second floor	21.7 sq m	(234 sq ft)
Total area	196.3 sq m	(2,113 sq ft)

RATEABLE VALUE

The property is described as 'Offices & premises' with a rateable value of £6,200 effective April 2017 Local Authority reference 10130705002727. An occupier may benefit from small business rates relief, subject to tenant status.

DISPOSAL TERMS

The property is made available For Sale with vacant possession at a guide price of £129,950. Alternatively, the property is available To Let on typical commercial terms at a guide rent of £12,000 per annum exclusive.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

Each party will be responsible for its own legal costs incurred with the purchaser responsible all reasonable any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.6892**

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