

66 Church Street,
Sutton, HU7 4TD

FOR SALE

Recently used as a
hair & beauty salon

Ground floor sales
22.3 sq m (240 sq ft)

First floor
20.1 sq m (217 sq ft)

The property has scope for
alternative retail / office uses
or residential conversion

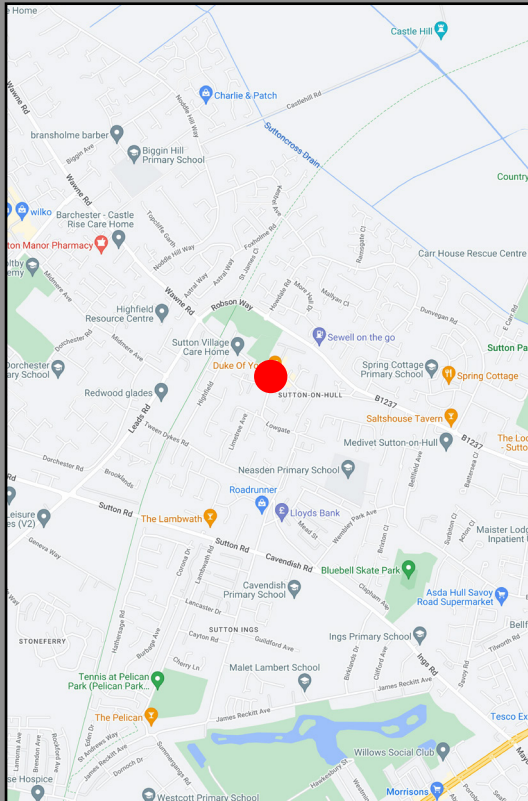
Guide Price £120,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

The property is situated within the centre of Sutton village, approximately 4 miles north-east of Hull city centre. Sutton provides a range of neighbourhood facilities, primarily local independent retail and service providers which benefit from on street car parking.

The mid-terrace property fronts the back edge of the pavement and is built to two-storey height of traditional brick construction, primarily under a pitched tile clad roof with a small single-storey flat roof projection to the rear.

The most recent hairdressing use provides for salon space at ground floor level with the first floor partitioned to provide a staffroom/kitchen area, together with a front room previously used for beauty treatments.

ACCOMMODATION

Ground Floor

Salon/Sales Area	22.3 sq m (240 sq ft)
Rear WC and small enclosed yard	-

First Floor

Kitchen/front room	20.1 sq m (217 sq ft)
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RATEABLE VALUE

The premises are listed as 'Hairdressing Salon & Premises' with a Rateable Value of £3,750 (Source VOA website). Under current provisions, a qualifying small business will therefore have no rates to pay reflecting an RV below £12,000.

DISPOSAL TERMS

The premises are offered For Sale, freehold with full vacant possession, at a guide price of £120,000.

LEGAL COSTS

Each party will be responsible for its own legal and professional costs.

ENERGY PERFORMANCE RATING: Awaiting confirmation

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6928**

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