

29 - 31 George Street,
Hull, HU1 3BA

FOR SALE

Fully fitted licensed food and drink
premises together with
7 letting rooms

Ground floor 'Coffee' lounge
inc. ancillary areas
c.170 sq m (1,825 sq ft) G.I.A.

Rear terrace, parking for 2 cars
and access for loading/unloading

Letting rooms with private facilities
c.132 sq m (1,425 sq ft) G.I.A.

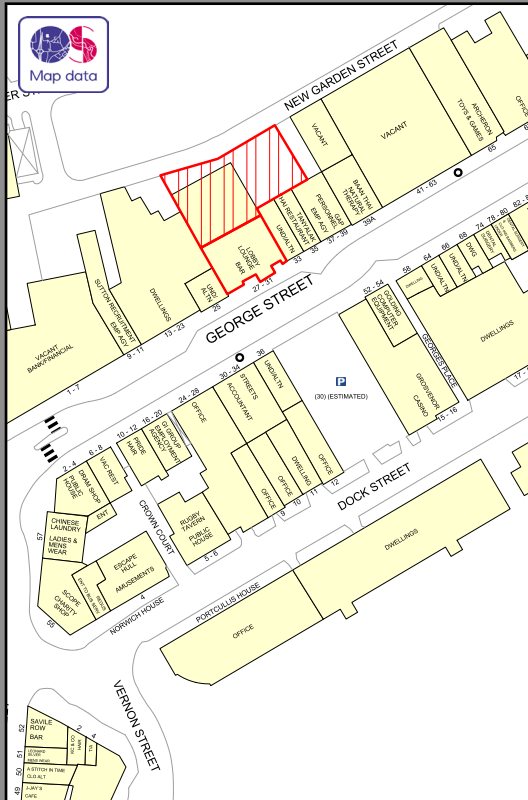
Guide Price £475,000

Scotts
01482 325634



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FOR SALE



Scotts
01472 267000
www.scotts-property.co.uk

LOCATION

The property is located on the north side of George Street within Hull city centre – outlined in red on the Goad extract.

George Street comprises retail, office and leisure uses together with a number of residential conversions including works ongoing to the former Comet building (George House).

The property is situated close to Queens Gardens, the newly developed Glass House scheme and BBC studios. It is close to the proposed Albion Square development.

DESCRIPTION

This modern building is brick built to two-storey height under a pitched roof with single-storey projections to the rear.

ACCOMMODATION

Licensed lounge, WCs, kitchen / 'cellar' and ancillary space	c.170 sq m	(1,825 sq ft) GIA
7 Letting rooms with facilities	c.132 sq m	(1,425 sq ft) GIA

RATEABLE VALUE

The first-floor property is assessed as 'Guest House & Premises' with a Rateable Value of £5,500 (2023 Rating List). We cannot locate an assessment relating to the ground floor.

DISPOSAL TERMS

The premises are offered For Sale at a guide price of £475,000 with full vacant possession if required or with the benefit of any existing income generated from the first floor operated as 'short-stay accommodation' primarily for visiting contractors. The current tariff is based on £120 per week per room (room only).

AGENT'S NOTE

Please note, the car park shown hatched, fronting New Garden Street, Hull, HU1 3BA providing c.30 individual car parking spaces, is also available For Sale.

The two opportunities could be combined to offer the prospect of full site redevelopment subject to any consents necessary.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for 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 or Chris Mason chris@scotts-property.co.uk 07850 002496.

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