

964 Anlaby Road,
Hull, HU4 6AH

INVESTMENT

Shop and flat investment

Forming part of an established
retail parade with visibility to a
high volume vehicular route

New 5 year commercial lease
(to 31/07/27) plus residential AST

Combined rental income
£14,160 per annum exclusive

Well-presented accommodation

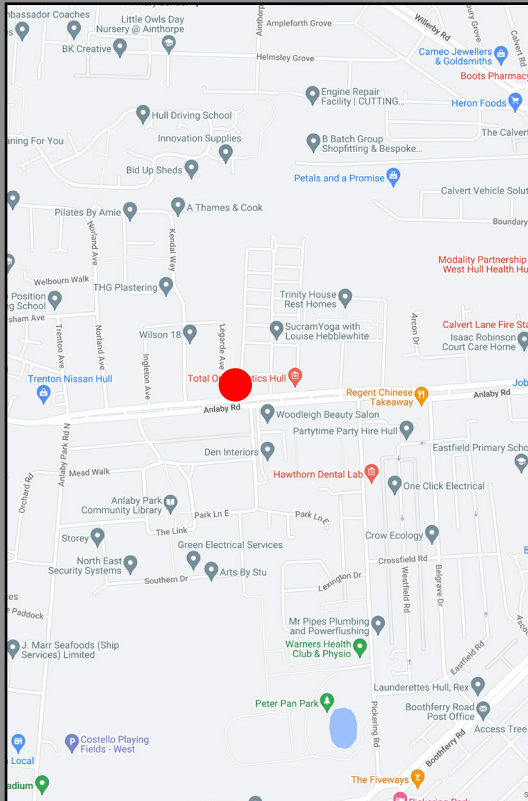
Guide Price £169,950

Scotts
01482 325634



964 Anlaby Road,
Hull, HU4 6AH

INVESTMENT



Not to Scale - For Identification Purposes Only

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

LOCATION/DESCRIPTION

The property is situated approximately 3 miles west of Hull city centre on the north side of Anlaby Road which at this point is of dual carriageway width. The property benefits from parking immediately to the front which serves the wider parade with a range of uses including a convenience store, florists & takeaway.

The end-terrace property is of traditional brick construction built to two-storey height beneath a tile clad roof providing a lock up shop at ground level (t/a The Hair Loft) with spacious 3-bedroom self-contained living accommodation situated to the rear and at first floor level. The latter benefits from uPVC double glazing and gas fired central heating with a garden and parking potential to the rear, accessed off East Ella Drive.

ACCOMMODATION

Sales	37 sq m	(400 sq ft) including partitioned elements
Kitchen	5.4 sq m	(58 sq ft)
WC	-	-
Ground Floor Residential	15 sq m	(161 sq ft) G.I.A.
First Floor	51.7 sq m	(556 sq ft) G.I.A.

The residential accommodation provides a ground floor kitchen/dining area with inner hallway and stairs to a lounge, 3 bedrooms and bathroom/WC at first floor level.

RATING

The commercial element is listed within the Rating List as 'Shop and premises' at £2,475 RV and the residential element is within Council Tax Band 'A' (gov.uk website). A qualifying small business will benefit from full rate relief under current provisions.

OCCUPATIONAL TERMS

The ground floor is held on a new 5 year commercial lease (being a renewal with the existing tenant) from 1 August 2022 at £8,400 pa exclusive (£700 p.c.m).

The residential accommodation is occupied by an established tenant at a rent of £480 p.c.m (£5,760 annual equivalent).

Total combined rent: £14,160 per annum.

PRICE

The freehold property is offered for sale subject to the existing occupations at a guide price of £169,950.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Shop – D (89) Residential Accommodation – E (48)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Danielle Smart danielle@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6941**

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.