

195 Chanterlands Avenue,  
Hull, HU3 3TP

# FOR SALE

Ground floor sales with  
first floor offices

Sales area 30.8 sq m (330 sq ft) +  
rear ancillary 8.7 sq m (94 sq ft)

First floor offices/consulting/treatment  
rooms 32.9 sq m (355 sq ft)

Corner position with rear car parking  
and adjacent to Post Office

Freehold with full vacant  
possession available

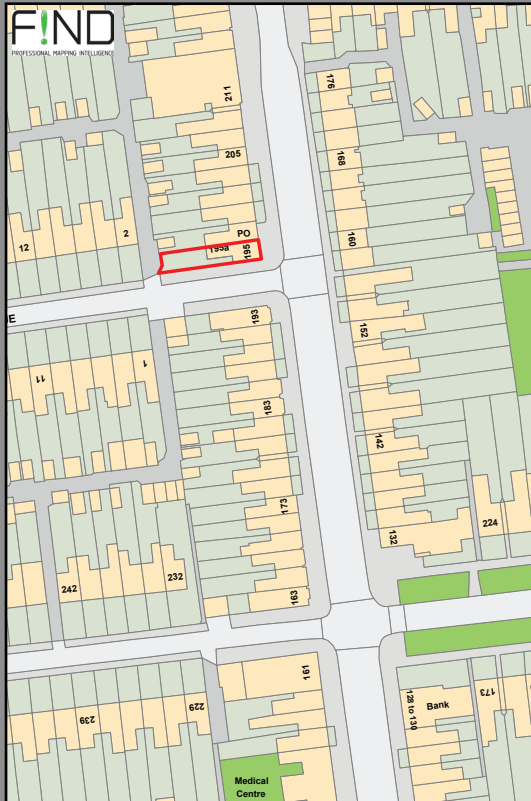
Offers over £145,000

**Scotts**  
01482 325634



195 Chanterlands Avenue,  
Hull, HU3 3TP

FOR SALE



Not to Scale - For Identification Purposes Only

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

## LOCATION/DESCRIPTION

The property is situated approximately 2.5 miles to the north-west of Hull city centre on a busy arterial route running between Cottingham Road and Spring Bank West. It offers a mix of retail and commercial premises along its length interspersed with residential properties and with high density housing on side streets. The subject property has a corner position at the junction with Tennyson Avenue and is adjacent to the Post Office.

The end-terrace property is built to two-storey height with a single-storey rear projection of traditional brick construction primarily under pitched roofs clad with concrete interlocking tiles to the main pitch and replica slates to the rear projection. The property provides ground floor sales with rear ancillary accommodation and internal stairs leading to 3 first floor rooms. There are a mix of window frames combining metal anodised, timber and uPVC double glazed, and the property has gas fired central heating to radiators. The property has the benefit of rear car parking in addition to which on-street car parking is available.

## ACCOMMODATION

Ground Floor		
Sales Area	30.8 sq m	(330 sq ft)
Rear Office	5.8 sq m	(63 sq ft)
Kitchen	2.8 sq m	(31 sq ft)
2x WCs	-	-

First Floor		
3x Rooms	32.9 sq m	(355 sq ft)

Forecourt and rear car parking accessed off Tennyson Avenue.

## RATEABLE VALUE

The property is described as 'Shop & Premises' at £4,950 RV. Under current legislation, a qualifying small business will benefit from full rate relief.

## DISPOSAL TERMS

The freehold interest is available with full vacant possession with offers over £145,000 sought.

## LEGAL COSTS

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

**ENERGY PERFORMANCE RATING:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto: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.7227**

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.