

271 Chanterlands Avenue,
Hull, HU5 4DL

FOR SALE

Shop and flat opportunity

Ground floor salon
41.7 sq m (449 sq ft)

Available on a fully equipped
basis if required

All salon fixtures & fittings can be
acquired in situ for £9,500

2 bed flat currently generating
£5,400 p.a.

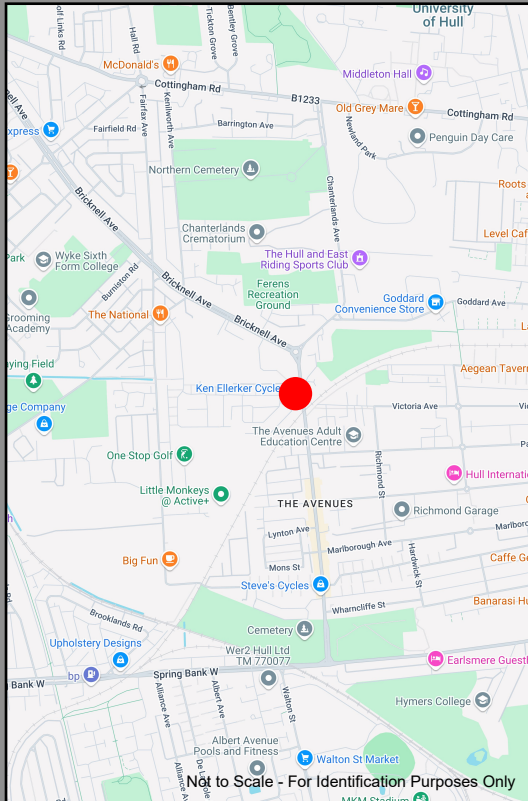
Guide Price £150,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated approximately 2.5 miles to the north-west of Hull city centre on this 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 high density housing on nearby side streets. Sewell fuel and service station is located close by.

The mid-terrace property, primarily built to two-storey height with single-storey rear projections, is of traditional brick construction under pitched slate and concrete interlocking tiled roofs. It provides a ground floor shop with forecourt to the back edge of the pavement together with self-contained residential accommodation primarily to the first floor but with rear access to a ground floor kitchen. Stairs lead to a lounge, two bedrooms and bathroom/WC. Both properties have access to the rear. There is a pre-cast concrete garage to the rear and garden with access via Murrayfield Road.

The residential accommodation has a gas fired central heating system via a combi-boiler together with uPVC double glazed windows. The shop has a traditional style timber front. The shop is fully equipped and trading as a hair salon

ACCOMMODATION

Ground floor sales max depth 6.8m (22' 3") x frontage width 5.3m (17' 4")

Sales Area	32.2 sq m	(347 sq ft)
Rear Ancillary	9.5 sq m	(102 sq ft)
WC	-	-

Flat c.54 sq m (580 sq ft) G.I.A.

Ground floor kitchen with stairs to first floor front lounge with bay, 2 bedrooms and bathroom/WC.

RATEABLE VALUE

The shop has an RV of £5,000 (2023 Rating List). Under current legislation, a qualifying small business will benefit from full rate relief. The flat is in band 'A' for Council Tax.

DISPOSAL TERMS

The property is offered freehold with full vacant possession of the ground floor and subject to the tenancy of the flat at a guide price of £150,000.

Should a party wish to continue the hairdressing operation, the fully fitted salon is available for an additional ingoing of £9,500.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Shop – awaiting assessment/Flat - 'D'

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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