

429 Endike Lane,  
Hull, HU6 8AG

## FOR SALE / TO LET

Freehold Property

Ground floor only To Let  
on new lease

Permitted Use Class E  
(General retail, office, professional services, café)

Prominent position in a popular  
trading location

1 bed flat generating £5,400 p.a.  
(£450 pcm) under an AST

**Guide Price £150,000**

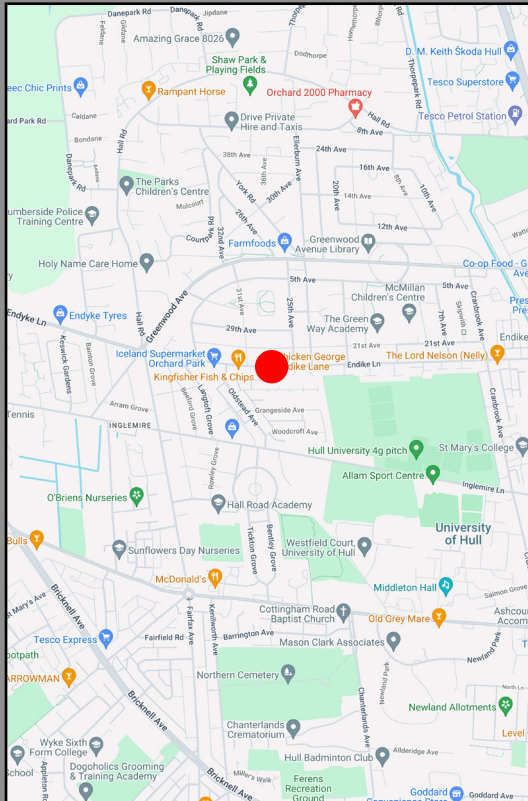
**Guide Rent £8,000 p.a.**  
(ground floor only)

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the south side of Endike Lane approximately 4 miles north of Hull city centre. Endike Lane is a popular neighbourhood trading location benefitting from a large residential catchment and car parking. There is a mix of national, regional and local operators present, nearby occupiers include Cooplands, Heron Foods, Iceland and Cashino.

The subject property comprises a two-storey semi-detached brick building beneath a pitched concrete tile covered roof. There is a single-storey rear projection of similar build specification but with a flat roof and a part rendered wall finish. Internally, the property provides ground floor commercial accommodation with a main sales, stores and staff facilities. The first floor provides a self contained 1 bedroom flat with a lounge, kitchen and bathroom. The commercial element has a single glazed timber frame shop front with recesses central entrance externally secured with an electric shutter. The flat is uPVC double glazed and centrally heated. The property has mains electric, gas and drainage connected.

## ACCOMMODATION

<b>Ground Floor</b>	Main Sales	62.3 sq m	(670 sq ft)	<b>Commercial EPC Rating:</b>	B (46)
	Stores/Kitchen	8.8 sq m	(95 sq ft)		
<b>First Floor</b>	1 Bed Flat	45.4 sq m	(489 sq ft)	<b>Residential EPC Rating:</b>	D (66)
<b>Total</b>		<b>116.5 sq m</b>	<b>(1,254 sq ft)</b>		

## TENANCIES

The residential element is currently let under an Assured Shorthold Tenancy agreement (AST) at a passing rent of £450 pcm (annual equivalent £5,400 per annum). The shop is available with full vacant possession.

## RATEABLE VALUE/COUNCIL TAX

The ground floor is described as 'Shop & Premises' with a rateable value of £5,000 (2023 Rating List). Under current legislation, a qualifying small business will benefit from 100% small business rate relief.

The residential element is in Council Tax band 'A'.

## DISPOSAL/LEASE TERMS

The property is offered For Sale at a guide price of £150,000 subject to the residential occupation and vacant possession on the ground floor. The ground floor is offered To Let separately at a guide rent of £8,000 per annum exc on typical commercial terms.

## LEGAL COSTS

On a letting the tenant will be responsible for both party's legal costs. On a sale, each party will be responsible for their own legal costs incurred and any Stamp Duty Land Tax that may be payable. .

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

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