

431 Endike Lane,
Hull, HU6 8AG

FOR SALE

Large vacant shop with separate flat

Main sales w c.5.4m (18') x
d c.18.7m (61')

Sales area 111 sq m (1,195 sq ft)

Total commercial space
c.187 sq m (2,013 sq ft)

Separate self-contained flat above
let at £425 pcm
(annual equivalent £5,100)

Part of established neighbourhood
trading location

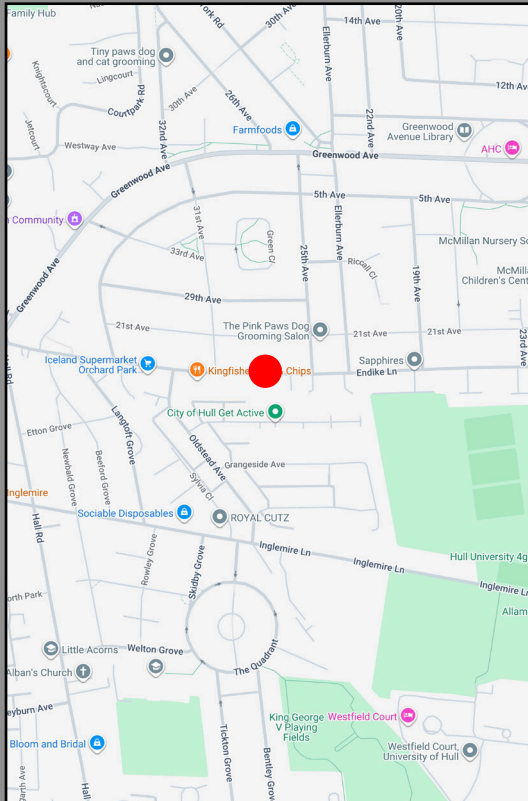
Guide Price £185,000

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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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 trading location benefitting from a large residential catchment with on-street car parking. There is a mix of national, regional and local occupiers present including Cooplands, Heron Foods and Iceland.

The subject property comprises a two-storey semi-detached building of brick construction beneath a main pitched tile roof with substantial single and two storey projections to the rear to create a large extended commercial unit. The first floor comprises 1 bedroom self-contained living accommodation.

The ground floor recently traded as an amusement arcade which is available with full vacant possession. The flat is Let under an Assured Shorthold Tenancy (AST) producing £425 pcm (annual equivalent £5,100).

ACCOMMODATION

Ground Floor Sales width c.5.4m (18') x depth 18.7m (61')
this extends further into the former café area by width 3.8m (12' 6") x depth 3.7m (12')

Ground Floor Sales area c.111 sq m (1,195 sq ft)

Corridor access to rear customer/staff WCs & kitchen facilities - GIA 30 sq m (323 sq ft)

First floor stores above (not inspected) which we understand mirrors this area - GIA 30 sq m (323 sq ft)

Offices (not inspected) estimated 16 sq m (172 sq ft) -

Total area c.187 sq m (2,013 sq ft)

First floor residential accommodation (not inspected) 45 sq m (484 sq ft) GIA [ref EPC assessment]

RATEABLE VALUE/COUNCIL TAX

The property is described as 'Shop & Premises' at £9,300 RV. Under current legislation, a qualifying small business will benefit from full rate relief.

The residential accommodation is in Council Tax band A.

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession of the commercial space and occupation of the flat under an AST at a guide price of £185,000.

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: Ground Floor - tbc / Flat – 'C'

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason 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.7225**

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