

436 Hessle Road,
Hull, HU3 3SE

FOR SALE

Freehold shop with uppers

Large stores to the rear

Total accommodation
140 sq m (1,507 sq ft)

Scope for residential
development of the upper floors
(subject to consents)

Forecourt car parking

Guide Price £80,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Hessle Road is a main arterial route to and from the west of Hull city centre forming a traditional district shopping centre serving a high density surrounding residential catchment. The property is positioned amongst a parade of local operators with Wynsors shoe shop adjacent. On street car parking is available outside the property. St Andrew's Retail Park is located nearby.

The building comprises a two-storey end terrace of brick construction beneath a pitched roof. The property has a single-storey extension to the rear beneath a flat roof. The ground floor provides a main sales, kitchen and stores. A staircase off the sales area leads to the first floor and attic, both require full refurbishment. Externally there is a small forecourt.

ACCOMMODATION

Ground Sales	18.6 sq m	(200 sq ft)
Stores	63.8 sq m	(687 sq ft)
First Floor	37.8 sq m	(407 sq ft)
Second Floor	19.8 sq m	(213 sq ft)
Total	140.0 sq m	(1,507 sq ft)

Areas taken from the VOA website for indicative purposes.

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £2,950 (effective April 2023). Under current legislation a qualifying small business will benefit from 100% exemption under the small business rates relief scheme.

DISPOSAL TERMS

The freehold title with full vacant possession is available at a guide price of £80,000.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: G (175)

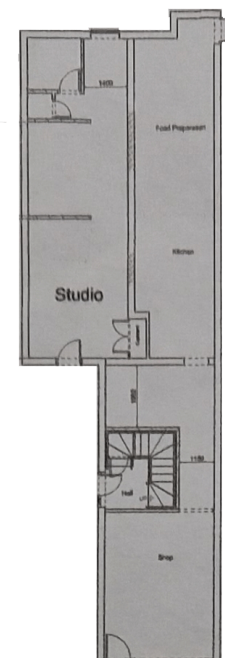
FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

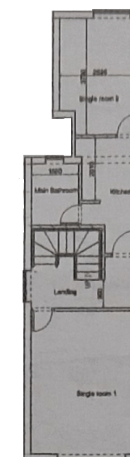
Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7159**

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Ground Floor



First Floor



Second Floor

