

164 - 168 Hessele Road,  
Hull, HU3 3AD

# INVESTMENT

Residential / Retail Investment

10 refurbished fully occupied  
residential units

Situated close to the A63 with citywide  
vehicular access

Prominent roadside frontage onto  
a busy highway

Planning permission secured for  
a further 2 rooftop units

Passing income from residential  
£59,250 p.a. Potential growth to £77,250  
once the ground floor is occupied

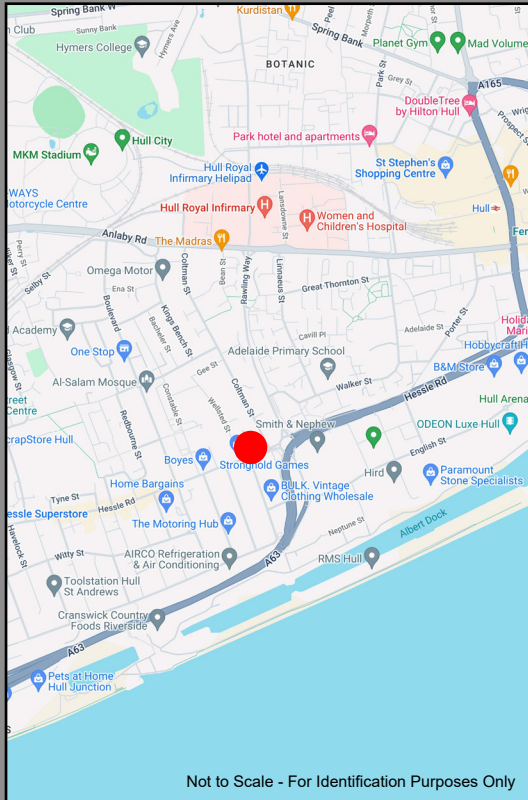
Offers In the Region of  
£650,000

**Scotts**  
01482 325634



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# INVESTMENT



Not to Scale - For Identification Purposes Only

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

## LOCATION/DESCRIPTION

The subject property is located on the north side of Hessle Road, approximately 1 mile west of Hull city centre. The property is situated close to the Daltry Street flyover, opposite the Shell petrol filling station.

The accommodation consists of a ground floor retail unit and 10 recently refurbished residential units to the first and second floors with planning permission granted for a further two units on the roof. Separate access is provided

On street car parking is available immediately outside of the property. Pavement level access is provided via an independent front door fronting Hessle Road.

## ACCOMMODATION

### Ground Floor Retail

Retail Space/Storage/Office 305.8 sq m (3,293 sq ft)

The unit is offered To Let on typical commercial terms at a guide rent of £18,000 per annum exc (£1,500 pcm).

The landlord will provide a 2 year rent guarantee on the ground floor retail unit.

### Residential

Apartment	Beds	sq m*	Sq ft
1	1	37	398
2	1	51	548
3	1	43	463
4	2	47	506
5	Studio (1)	38	409
6	Studio (1)	30	322
7	1	54	581
8	2	42	452
9	1	40	430
10	Studio (1)	38	409

\*source Government EPC register

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7119**

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## RATEABLE VALUE

The property previously had a Rateable Value of £19,000 (source VOA website).

## COUNCIL TAX

The flats are listed under Council Tax band A

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

The purchaser will be responsible for any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING

Requires reassessment

## DISPOSAL TERMS

The property is offered For Sale with offers in the region of £650,000 invited.