

56 Holderness Road,
Hull, HU9 1ED

FOR SALE

Freehold with full vacant
possession last used as a cafe

Extends to approximately
136.2 sq m (1,492 sq ft) overall
with private yard

Scope for commercial / residential
split (subject to planning)

Established East Hull location
fronting a busy road

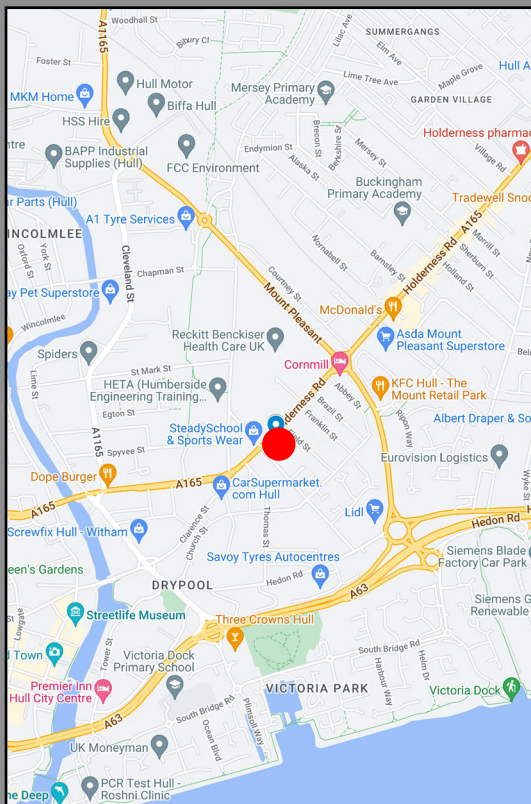
Guide Price £65,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

The subject property is located on Holderness Road less than 1 mile east of Hull city centre. Holderness Road (A165) serves as one of the main access routes, receiving high volumes of traffic, to and from the east of Hull. Nearby operators reflect a range of commercial uses from standard retail to drinking establishments and takeaway.

The mid-terrace property is of traditional brick construction, built to a two-storey height with the main part of the property under a concrete interlocking tiled pitched roof. The property provides a ground floor commercial element and first-floor living space. The property has been extended at the rear by a single and two-storey projection under a concrete interlocking tiled pitched roof.

The ground floor commercial unit consist of a main sales area leading to a commercial kitchen and stores. The first floor is dilapidated and requires full refurbishment for residential occupation and currently presents a two-bedroom flat which is internally accessed off the ground floor but has prospects for separation if required.

ACCOMMODATION

Ground Floor

Main Sales	55.6 sq m	(598 sq ft)
Kitchen	20.1 sq m	(217 sq ft)

First Floor

2 Bed Flat	60.9 sq m	(656 sq ft)
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Total 136.7 sq m (1,471 sq ft)

DISPOSAL TERMS

The freehold is available For Sale with vacant possession at a guide price of £65,000.

RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £3,850 (2023 Rating List - Source VOA website) under Local Authority reference: 10210327005609 effective April 2017. Under current legislation an eligible occupier may benefit from small business rates relief subject to occupier status.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: E (114)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Danielle Smart danielle@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6955**

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