

726 Holderness Road  
Hull, HU9 3JA

# FOR SALE

Freehold Investment Opportunity

Commercial accommodation  
38.1 sq m (410 sq ft) overall

Total area including uppers  
85.7 sq m (922 sq ft)

Flat currently generating a gross  
income of £3,000 p.a. (£250 p.c.m.)

Nearby occupiers inc. Morrisons,  
Farmfoods, Delta Healthcare  
and Astoria Bingo

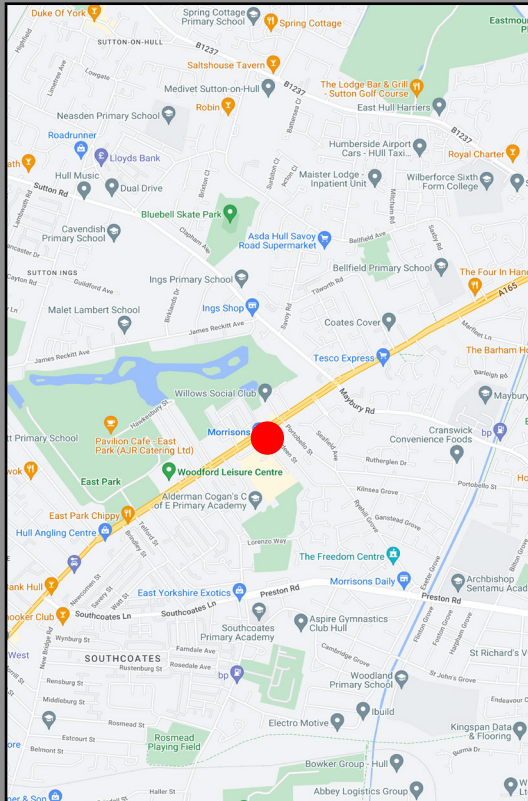
Guide Price £149,950

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the south side of Holderness Road approximately 3 miles from Hull city centre within a terrace of commercial property near its entrance to the Morrisons supermarket. Holderness Road serves as one of the main access routes receiving high volumes of traffic and providing cross-city connections to and from the east of Hull. Nearby operators include Morrisons, Farmfoods, Delta Healthcare and Astoria Bingo.

## DESCRIPTION

The mid-terrace property is of traditional brick construction built to two-storey height beneath a pitched interlocking concrete tile clad roof incorporating a rear single-storey projection beneath a mono pitched tile clad roof. The property façade is part rendered at the first-floor level with a uPVC shop front with single door access. Internally, the commercial element provides a main sales and staff kitchen benefitting from a suspended ceiling with strip lighting and surface mounted electrics. The rear lobby provides access to a ground floor kitchen serving a two-bedroom flat. There is garden and garage to the rear accessed off Aberdeen Street.

## ACCOMMODATION

Commercial			
Ground floor	Main sales	31.3 sq m	(337sq ft)
	Kitchen	6.8 sq m	( 73 sq ft)
		<b>38.1 sq m</b>	<b>(410 sq ft)</b>

Residential			
Ground floor	Kitchen	11.3 sq m	(122 sq ft)
	Bathroom	4.3 sq m	( 46 sq ft)
First Floor	Living room	15.0 sq m	(161 sq ft)
	Bedroom 1	6.1 sq m	( 66 sq ft)
	Bedroom 2	10.9 sq m	(117 sq ft)
		<b>47.6 sq m</b>	<b>(512 sq ft)</b>

**Total Internal Area 85.7 sq m (922 sq ft)**

**Rear Garage 24.7 sq m (266 sq ft)**

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £4,850, effective April 2017 which, under current provisions, provides 100% small business rates relief (subject to occupier status). Local Authority reference: 10230101072606.

The residential element of the property has a Council Tax banding of 'A' under Local Authority reference: 0230101072606.

## CURRENT TENANCY

The residential element is currently occupied under an informal arrangement at a passing rent of £250 pcm (£3,000 per annum). We understand the tenant would be interested in entering into an AST agreement.

## DISPOSAL TERMS

The freehold interest is available For Sale at a guide price of £149,950.

**ENERGY PERFORMANCE RATING:** Awaiting Assessment

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with 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 Danielle Smart [danielle@scotts-property.co.uk](mailto:danielle@scotts-property.co.uk) 07739 590596

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