504 Inglemire Lane, Hull, HU6 8JL

## FOR SALE

Freehold lock-up shop with self contained 1-bed flat above

Total accommodation extending to approximately 68.4 sq m (736 sq ft)

Situated within a neighbourhood parade near the University of Hull campus

The property is being sold with vacant possession on the ground floor and with income from the occupied flat

The residential element is producing an income of £400 p.c.m. under an AST

The rear yard generates £100 p.c.m.

Guide Price £125,000

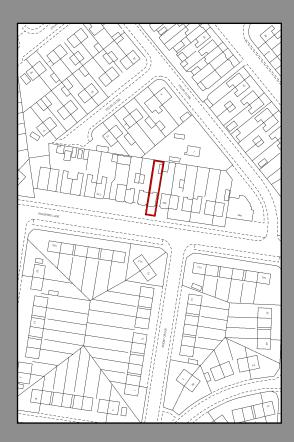






504 Inglemire Lane, Hull, HU6 8JL

# FOR SALE





#### LOCATION

The subject property is located on the north side of Inglemire Lane approximately 4 miles north of Hull city centre. The property is situated within a neighbourhood parade with a large surrounding residential catchment. The University of Hull campus is located nearby.

#### DESCRIPTION

The property is a two-storey semi-detatched of brick construction beneath a pitched slate covered roof. The ground floor has a main sales with rear stores and a staff WC. The ground floor has been operated as a barbers, benefiting from an air conditioning system and a double-glazed uPVC shop front secured with an electric roller shutter. The residential accommodation has an independent rear entrance leading to a 1-bedroom flat with a separate lounge, kitchen and bathroom. The flat has a gas fired central heating system and uPVC double glazed windows. The shop and flat have separate electricity meters situated on the ground floor.

## ACCOMMODATION

Ground floor	31.7 sq m	(341 sq ft)
First floor	36.7 sq m	(395 sq ft)
Total	68.4 sq m	(736 sq ft)

The ground floor has been measured on a net internal area (NIA). The first floor has been measured on a gross internal area (GIA).

#### OCCUPATIONS

The residential accommodation is occupied under a typical Assured Shorthold Tenancy agreement (AST) producing a gross rent of  $\pounds$ 400 pcm ( $\pounds$ 4,800 pa). The rear yard is separately occupied by a neighbouring business for storage at a rent of £100 pcm ( $\pounds$ 1,200 pa).

## DISPOSAL

The freehold title is offered For Sale subject to the above occupations at a guide price of £125,000.

#### RATEABLE VALUE

The ground floor premises are described as 'shop & Premises' with a Rateable Value of £2,600 (effective April 2023) under Local Authority Ref: 10060014050401 (Source VOA website). Under current legislation, an eligible occupier may benefit from small business rates relief. A landlord will benefit from extended empty property relief beyond the statutory period.

The flat is in Council Tax Band 'A'.

## 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:

Commercial To be confirmed Residential E (49) valid until 18 March 2026. CN: 9188-5031-7247-4236-4954

## 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.0000

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.