

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

Scotts
01482 325634



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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-detached 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 £400 pcm (£4,800 pa). The rear yard is separately occupied by a neighbouring business for storage at a rent of £100 pcm (£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

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