

22 / 22a Main Street,
Keyingham, HU12 9SP

INVESTMENT

Ground floor retail premises &
upper floor flat with car parking

Shop and flat with, independent
access, separately let

Combined gross income
£10,920 per annum

Shop let until 2029

No rates payable to a
qualifying small business

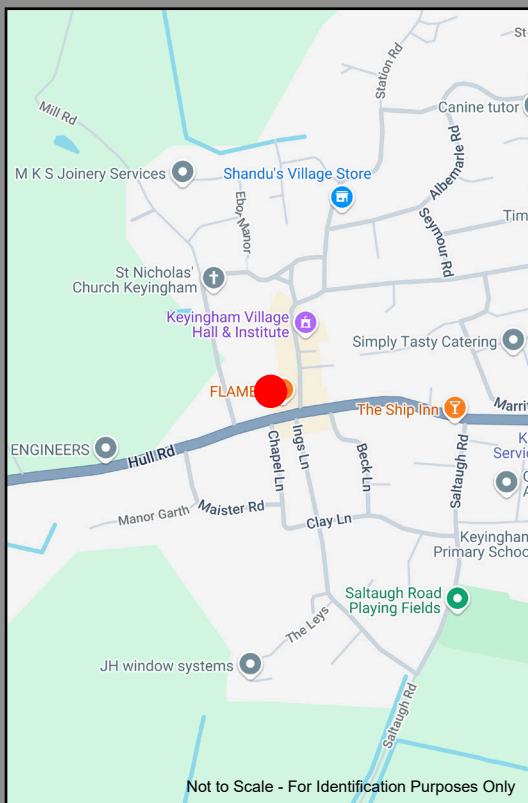
Guide Price £125,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

The subject property is situated in Keyingham, a 'Rural service Centre' and one of the larger settlements in the Holderness area located c.12 miles to the east of Hull city centre. The property is located fronting Main Street (A1033), which serves as the principal transport route connecting Hull, Withernsea and the wider Holderness area. The position contains a mix of residential properties with some commercial operations, being mostly local/independent operators as well as a Co-op.

The property comprises a retail shop with an open plan sales area. Located to the rear are WC facilities and an integral single garage. A separate door from the parking/garden area accessed from Station Road provides access to the hallway and staircase into the residential accommodation above. The property benefits from double glazing in part with the majority being uPVC double glazed. The premises are heated via an oil fired central heating boiler to wall mounted radiators. On the second floor is a uPVC conservatory with access to a large roof garden surfaced with artificial turf.

ACCOMMODATION

| | | |
|-------------------------------------|-----------|-------------|
| Ground floor retail and rear office | 46.2 sq m | (498 sq ft) |
| First floor – 3 bed flat | 63.5 sq m | (685 sq ft) |
| Second floor – conservatory | 21.0 sq m | (228 sq ft) |

TERMS OF OCCUPATION

Ground Floor Let on an effective full repairing and insuring lease from 14 October 2024 for 5 years (expires 13 October 2029) at a rent of £4,620 per annum exclusive.

First Floor Let on an Assured Shorthold Tenancy at a monthly rent of £525 p.c.m. (annual equivalent of £6,300 per annum)

Total Gross Income **£10,920 per annum**

RATEABLE VALUE/COUNCIL TAX

The commercial element of the property has a Rateable Value of £2,375. Under current legislation, a qualifying small business will benefit from full rates relief. The residential element of the property is in Council Tax band 'A'.

DISPOSAL TERMS

The property is offered For Sale freehold subject to the current tenancies at a guide price of £125,000.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: Retail: Needs reassessing/Flat: E (49)

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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