

254 Marfleet Lane,  
Hull, HU9 5TD

# FOR SALE

Main road neighbourhood  
retail location

Ground Floor sales  
53.4 sq m (575 sq ft)

Rear store/kitchen area  
16.0 sq m (172 sq ft)

First Floor & Attic ancillary stores  
76.2 sq m (820 sq ft)

The upper floors provide scope for  
adaptation to living accommodation

Reconfiguration prospects to create  
a ground floor lock-up with  
self-contained flat above

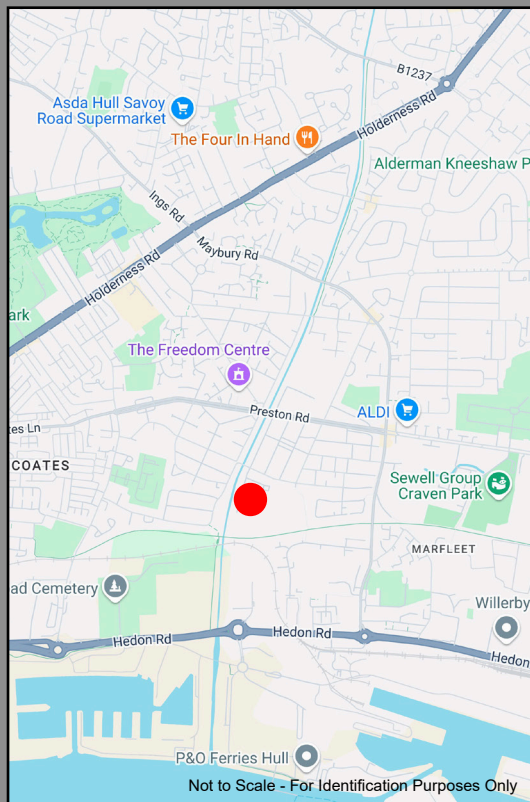
**Guide Price £100,000**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property forms part of a neighbourhood shopping parade fronting this high volume vehicular route with Marfleet Lane providing a link between Hedon Road and Holderness Road, two main arterial routes to and from the east of the city. There is high density housing in this location including ongoing new development. The property is positioned at a pelican crossing point.

The mid-terrace property provides ground floor sales with rear and upper floor ancillary accommodation together with a detached rear store (not inspected). The property is of traditional brick construction built to two-storey height, primarily under a pitched slate clad roof. Windows are part uPVC and timber, and there is gas central heating to the property.

We understand there is pedestrian access available to the rear of the premises.

## ACCOMMODATION

Ground Floor	Sales	Internal width 5.2 m (17') x Maximum depth 12.6 m (41')
	Floor area	53.4 sq m (575 sq ft)
	Kitchen/Store	16.0 sq m (172 sq ft)
	WC	-
First Floor	4 Rooms & Landing	63.6 sq m (684 sq ft) GIA
Attic	1 Room	12.6 sq m (136 sq ft) GIA
Outside	Rear Store	(not accessed)
Forecourt depth		c. 5.3 m (17' 4")

## RATEABLE VALUE

The property is described as 'Shop & Premises' at £5,100 RV. Under current legislation, a qualifying small business will benefit from full rate relief.

## DISPOSAL TERMS

The property is available For Sale freehold with full vacant possession at a price of £100,000

## 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:** E (107)

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302.

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