

256 Marfleet Lane,  
Hull, HU9 5TD

# FOR SALE

Freehold Retail Opportunity

Accommodation extending to  
c.116.6 sq m (1,255 sq ft) overall

Main road neighbourhood  
retail location

Well-presented ground-floor  
hair salon benefiting from  
full business rates relief

Investment opportunity with the flat  
currently generating an income  
of £5,196 p.a.

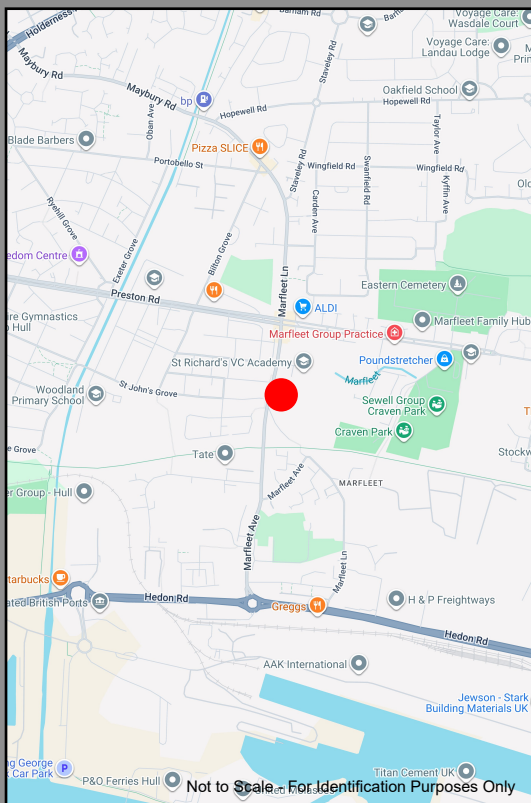
Guide Price £100,000

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is located on the east side of Marfleet Lane, approximately 3 miles east of Hull city centre. The property forms part of a neighbourhood shopping parade fronting a high volume vehicular route, with Marfleet Lane providing a link between Hedon Road and Holderness Road. There is high-density housing in this location, including ongoing new development. The property is positioned at a pedestrian crossing.

## DESCRIPTION

The property comprises a two-storey mid-terrace building of brick construction beneath a pitched slate tile-covered roof. There is a rear two-storey extension beneath a mono-pitched roof. There is off-street car parking for two vehicles at the front and rear of the property.

The accommodation provides a ground-floor commercial unit currently used as a hair salon, with a main sales area, rear kitchen, store and WC. The shop front has an external electric security shutter. The first floor provides a large one-bedroom flat with separate rear access. Both elements have separately metered gas and electric supplies.

The flat is currently occupied under a periodic tenancy at a passing rent of £433 pcm (£5,196 per annum). It is understood that the tenant has been in occupation since September 2024 and wishes to remain subject a purchasers requirements.

## ACCOMMODATION

Ground floor	Sales	48.1 sq m	(518 sq ft)
	Kitchen, Store	12.7 sq m	(137 sq ft)
First floor	One-bed flat	55.8 sq m	(600 sq ft)
<b>Total</b>		<b>116.6 sq m</b>	<b>(1,255 sq ft)</b>

## DISPOSAL

The freehold property is offered For Sale at a guide price of £100,000.

## RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £5,200 (Effective April 26). Under current legislation, an eligible occupier may benefit from small business rates relief.

## LEGAL COSTS

Each party will be responsible for its own legal costs incurred, together with any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING:** Salon 'B' (50) valid until 14 May 2036 / Flat 'D' (58) valid until 17 May 2036

## FURTHER INFORMATION AND TO VIEW

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

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7278**

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