

310 Marfleet Lane,  
Hull, HU9 5AQ

## FOR SALE / TO LET

Prominent neighbourhood  
retail location

Ground floor 63.0 sq m (680 sq ft)

First floor 38.5 sq m (414 sq ft)

Pedestrian access to the rear

Could be sub-divided subject to  
consents

Available January 2024

Guide Price £130,000

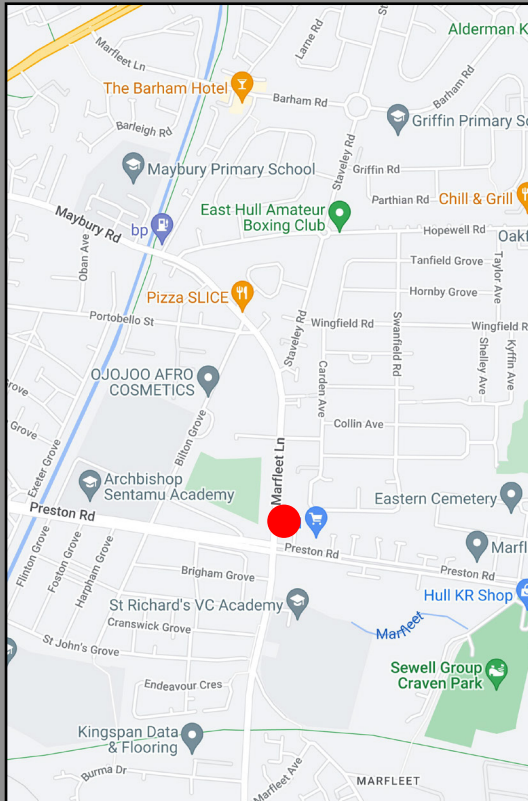
Guide Rent £12,000 p.a.exc

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property forms part of an established neighbourhood shopping parade at the busy junction of Marfleet Lane and Preston Road approximately 3 miles to the east of Hull city centre. Occupiers nearby include Heron Foods, Cooplands, One Stop and Aldi.

The end terrace property is built to two-storey height of traditional brick construction primarily under pitched slate clad roofs. The property provides ground floor sales with rear and first floor ancillary accommodation, a forecourt and rear yard with pedestrian access via a side passageway and from the rear 'Aldi car park'. The Aldi store to the rear has a large surface level car park which benefits the wider retail provision.

The property offers scope for occupation as a whole or to create a lock up shop and reconfigure access to the upper floors for self-contained living accommodation subject to any consents necessary.

## ACCOMMODATION

### Ground Floor

Sales/rear preparation area	63.0 sq m	(680 sq ft)
WC	-	-

### First floor

3 main rooms totalling	38.5 sq m	(414 sq ft) plus small kitchen facility
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### External

Forecourt and rear yard with external stores.

## RATEABLE VALUE

The property is described as 'Shop & Premises' at £7,300 RV. Under current legislation, a qualifying small business will benefit from full rates relief.

## DISPOSAL TERMS

The property is available For Sale freehold with full vacant possession at a price of £130,000.

Alternatively the property can be let under an overriding commercial lease at a rent of £12,000 pa exc.

## LEGAL COSTS

Each party will be responsible for their own legal costs in the event of a sale. In the event of a letting the ingoing party will pay its own costs together with the landlord's costs in connection with the preparation, agreement and completion of the lease.

**ENERGY PERFORMANCE RATING:** 'E' (122)

## FURTHER INFORMATION AND TO VIEW

Contact 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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.7067**

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