

51 Newland Avenue,
Hull, HU5 3BG

INVESTMENT

Busy neighbourhood shopping location
with regional and national multiples

There is also a good mix of local
independents including
food & drink establishments

Ground floor retail premises operating as
'Relax' coffee shop together with
self-contained living accommodation
to the rear and first floor

Ground floor c.59.4 sq m (640 sq ft)

2 bed residential accommodation

Producing a combined annual rent
of £14,700

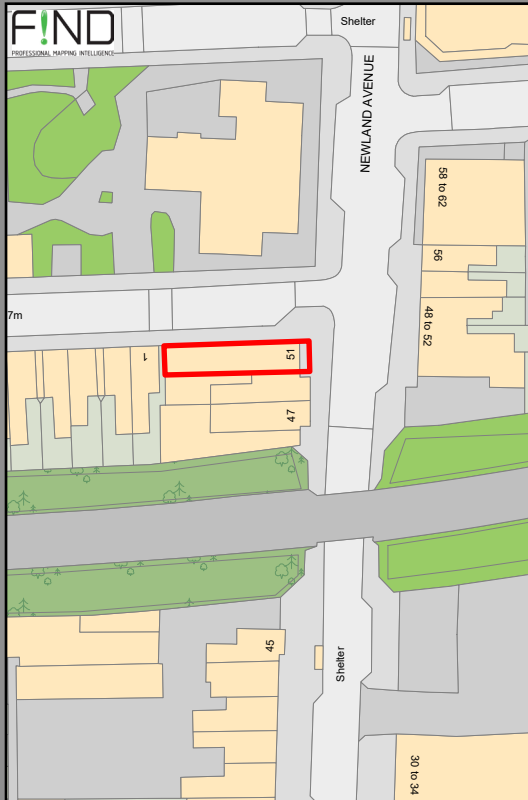
Guide Price £189,950

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located on the west side of Newland Avenue at its junction with Reynoldson Street, approximately 2 miles north-west of Hull city centre. Newland Avenue is in close proximity to the main campus of Hull University and offers a good mix of both retail and food & drink establishments ensuring evening as well as daytime custom.

The subject property is end of terrace of traditional brick construction to two-storey height under a pitched tile clad roof with a single-storey flat roof extension to the rear. The ground floor retail premises operates as a long-standing coffee shop, trading as 'Relax' with a separate side entrance off Reynoldson Street to ground floor residential accommodation at the rear and to the first floor.

ACCOMMODATION

Ground Floor

Sales 59.4 sq m (640 sq ft)

Rear Staff/Customer WCs - -

Side Entrance to flat with ground floor kitchen & bedroom with en-suite - 33.9 sq m (365 sq ft) GIA

First Floor

Landing, bathroom/WC & 2 Rooms – 37.3 sq m (401 sq ft) GIA

The residential accommodation has a total Gross Internal Area (GIA) of 71.2 sq m (766 sq ft)

RATEABLE VALUE/COUNCIL TAX

The ground floor 'shop & premises' has a Rateable Value of £6,400 offering a qualifying small business, under current provisions, 100% exemption from Business Rates. The Council Tax is within Band 'A'.

TERMS OF OCCUPATION

We understand the shop is held on a typical commercial lease at a current rent of £8,100 pa ex on the balance of a term expiring April 2028. We understand the current tenant has been in occupation since 2007.

The flat is occupied under the terms of a 6 month Assured Shorthold Tenancy Agreement which expires August 2023. We understand new terms are in place from expiry at £550 pcm (£6,600 pa exc).

PRICE

The property is offered For Sale subject to the current occupations at a price of £189,950.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with a sale. The purchaser is responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING:

We understand the residential accommodation has a 'D' rating (under 1a Reynoldson Street). An EPC is awaited on the shop.

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason 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.7031**

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