

80b Newland Avenue,  
Hull, HU5 3AB

## FOR SALE / TO LET

Freehold / leasehold opportunity

Accommodation extending to  
c.93 sq m (1,001 sq ft) overall

Permitted use as a café within Use  
Class E; suitable for other uses  
(Subject to Planning)

Nearby occupiers include Heron  
Foods, Lloyds Bank and Post Office

A qualifying small business will be  
eligible for 100% rate relief

Available immediately

**Guide Price £125,000**

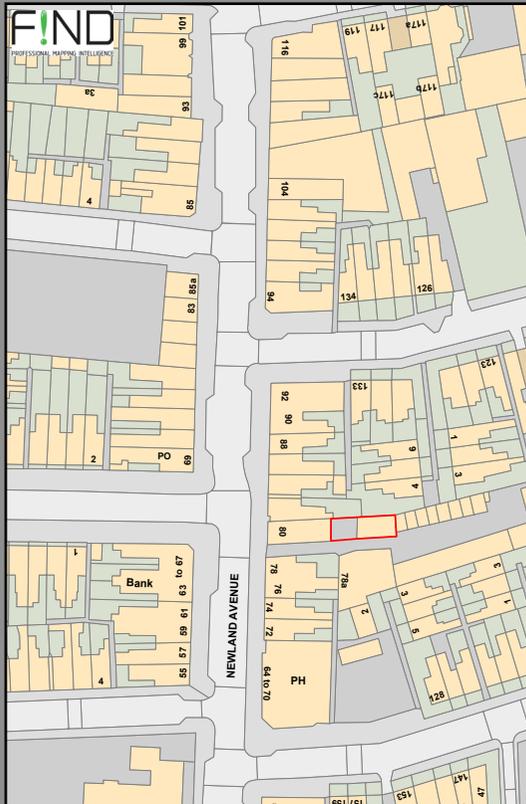
**Guide Rent £9,100 p.a.exc**

**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 subject property is located off the east side of Newland Avenue approximately 3 miles north of Hull city centre. Newland Avenue is an established trading location with a mix of retail, professional services and food & drink establishments present including local, regional and national operators. The property is situated to the rear of Heron Foods/Cash Express with access via a shared tenfoot.

The property comprises a detached former warehouse of brick construction built to a two-storey height beneath a pitched slate covered roof. The accommodation is currently used as a café providing a fitted kitchen and customer seating on the ground floor with additional seating and WCs to the first floor. Externally there is a small concrete surfaced courtyard with additional stores.

We understand the property to have mains water, gas and electricity connected.

## ACCOMMODATION

Ground Floor Kitchen/Seating	50.6 sq m	(545 sq ft)
First Floor Seating	42.4 sq m	(456 sq ft)
	93.0 sq m	(1,001 sq ft)
External Courtyard & Stores	-	-

## RATEABLE VALUE

The property is described as 'Café & Premises' with a rateable value of £3,700 (2023 Rating List). Under current legislation, a qualifying occupier may benefit from the small business rates relief scheme to secure 100% rate relief. Further enquiries should be made directly with the Hull City Council rating department (01482 300300).

## DISPOSAL/LEASE TERMS

The freehold property is offered For Sale with full vacant possession at a guide price of £125,000. The property is also available To Let by way of a new full repairing and insuring lease at a guide rent of £9,100 per annum exclusive (£175 per week equivalent).

## LEGAL COSTS

On a sale, each party will be responsible for their own legal costs with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

The incoming Tenant will be responsible for all parties' reasonable legal fees incurred on a new letting.

**ENERGY PERFORMANCE RATING:** Awaiting reassessment

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7076**

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