

81 Newland Avenue,  
Hull, HU5 2AL

# INVESTMENT

Freehold retail investment in a vibrant location

Currently operated as a cafe over both floors

Extending overall to c.77.4 sq m (833 sq ft)

Producing £14,000 p.a.e. under standard commercial terms

The property has Edwardian features inc. curved glazing and a recessed entrance

Busy neighbourhood shopping location with regional and national occupiers present

Nearby occupiers include William Hill, Sainsburys, Post Office and Cooplands

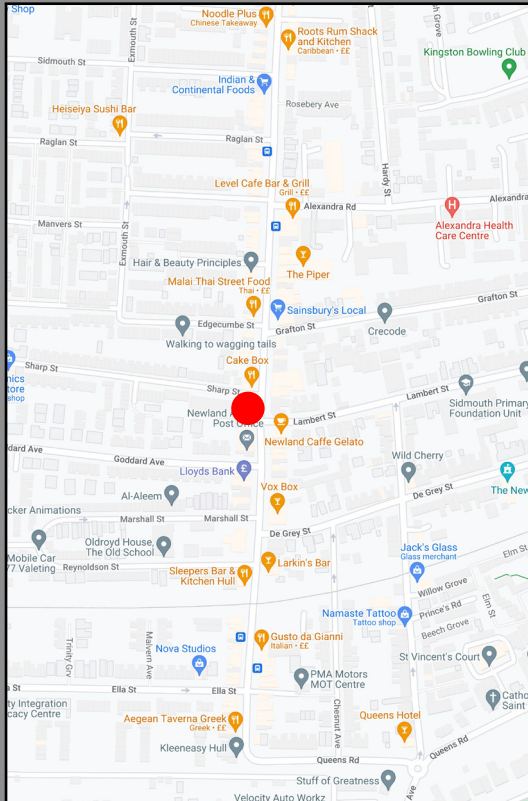
**Guide Price £165,000**

**Scotts**  
01482 325634



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## LOCATION

The property is situated in a central position on the western side of Newland Avenue approximately 3 miles north 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 with provision for on street car parking. The subject premises are positioned opposite a bus stop and a pedestrian crossing. The immediate area is recognised as a busy secondary retail location with a mix of local, regional and national occupiers present.

## DESCRIPTION

The property comprises a two-storey mid terrace of traditional brick construction under a covered slate pitched roof. The property provides a main sales, small kitchen and access to a passageway at the rear. The first floor provides additional sales area/ seating, a storage room and staff/customer WC's.

The property is held on a 'local building list' due to its unique traditional features including a late-Edwardian shop front with a curved window frontage, glazed brick stallriser and a recessed entrance.

## ACCOMMODATION

Ground floor Main sales, kitchen	48.5 sq m (522 sq ft)
First floor storage	28.9 sq m (311 sq ft)
<b>Total</b>	<b>77.4 sq m (833 sq ft)</b>

## TENANCY

The tenancy is held under a five year FRI lease (expiring October 2028) at a passing rent of £14,000 per annum exclusive (payable quarterly in advance).

## DISPOSAL

The property is offered For Sale, subject to the current tenancy, at a guide price of £165,000. A purchase at the guide price reflects an initial net yield of 8.27% (assuming purchasers costs of 2.6%)

## RATEABLE VALUE

The premises are listed as 'Shop & Premises' with a Rateable Value of £12,750 (2026 Rating List). Under current provisions, an eligible occupier may benefit from discounted business rate liability under the Small Business Rates Relief Scheme.

## 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:** C (71) valid until 23/07/2033

## FURTHER INFORMATION AND TO VIEW

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