

81 Newland Avenue,
Hull, HU5 2AL

FOR SALE or TO LET

Opportunity to purchase or lease
the whole property in a vibrant retail location

Accommodation over both floors
extending to c.77.4 sq m (833 sq ft)

The property has Edwardian features
including curved glazing to
recessed entrance

100% exemption under the
Small Business Rates Relief Scheme
to a qualifying business

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

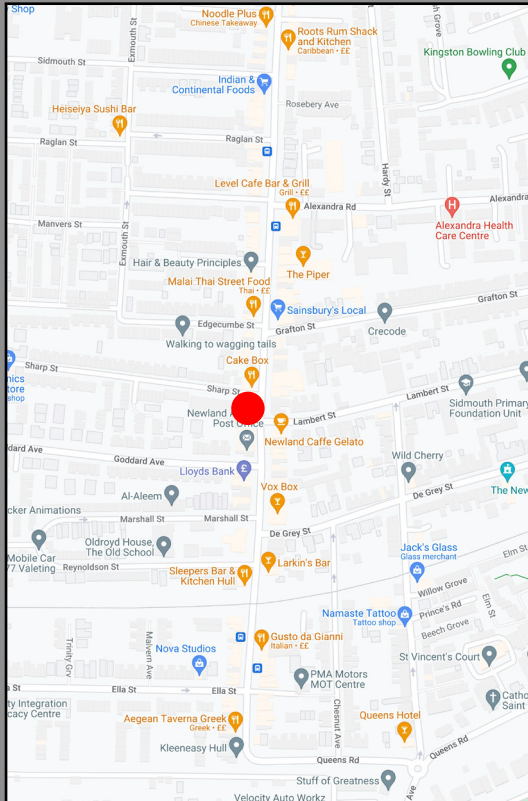
Guide Price £175,000
Guide Rent £14,000 p.a.

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 district retail location with a mix of occupiers that include local regional and national operators.

DESCRIPTION

The property comprises a two-storey mid terrace of traditional brick construction under a slate pitched roof. The property provides a main sales, small kitchen and passageway access 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 rare example of a late-Edwardian shop front including a curved plate glass frontage, glazed brick stallriser and a deep entrance lobby (or 'arcade') entrance with terrazzo floor.

ACCOMMODATION

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

DISPOSAL

The property is offered For Sale at a guide price of £175,000 or is available To Let on a new commercial full repairing and insuring lease at a guide rent of £14,000 per annum exclusive.

RATEABLE VALUE

The premises are listed 'Shop & Premises' with a Rateable Value of £11,000 (2023 Rating List). Under current provision, an eligible occupier may benefit from 100% exemption from any business rate liability under the Small Business Rates Relief Scheme. Enquires should be made direct with Hull city council rating department.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred on a letting. On a sale each party will be responsible for their own legal costs incurred. Any Stamp Duty Land Tax that may be payable is the responsibility of the acquiring party.

ENERGY PERFORMANCE RATING: Awaiting Assessment

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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