

111 Spring Bank,
Hull, HU3 1BH

FOR SALE

Freehold mixed-use property

Large plot with accommodation
extending to approximately
368.5 sq m (3,966 sq ft) overall

The residential accommodation
comprises 2x large 2-bedroom flats

Prospects for redevelopment &
income generation

Available immediately with
vacant possession

Prominent position on Spring Bank

Guide Price £220,000

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The subject property is located on the south side of Spring Bank, approximately 1.5 miles north-west of Hull city centre. The property occupies a central position on Spring Bank within a parade of commercial premises between Budgens and KwikFit.

DESCRIPTION

The subject property comprises a predominantly two-storey mid-terrace with basement and attic accommodation beneath a pitched concrete tile covered roof. Both the front and rear elevations have a rendered finish. Windows and doors are uPVC double glazed throughout including the shop front which is secured with an electric roller shutter.

The ground floor has been separated to provide commercial premises with a dedicated entrance to the residential accommodation. The shop provides the main sales area with stairs to a raised half landing and to the basement stores, kitchen and WC.

The first floor comprises a two-bedroom flat with a separate lounge, kitchen, shower room & WC, as well as a second WC. The attic flat has two bedrooms with a separate kitchen, lounge and bathroom. Both flats have a gas fired central heating system. The electricity supplies have been separated with independent meters feeding both flats and the shop.

Externally, there is a large pre-cast concrete garage beneath a flat roof with solar panels fixed above. Further beyond this is a brick built garage beneath a mono pitched profile metal clad roof. The garage has an electric roller shutter door which faces onto a 'ten foot' connecting Park Street to Collingwood Street.

ACCOMMODATION

Basement	45.6 sq m (490 sq ft)
Ground floor (inc half landing)	63.5 sq m (684 sq ft)
First floor	83.2 sq m (896 sq ft)
Attic	70.0 sq m (753 sq ft)
Total	262.3 sq m (2,822 sq ft)

Externally

Pre-cast garage	72.7 sq m (783 sq ft)
Brick garage	33.5 sq m (361 sq ft)

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING:

Ground & basement	B (44) valid until 21 May 2035
1st Floor flat	C (76) valid until 21 May 2035
Attic flat	C (78) valid until 21 May 2035

FURTHER INFORMATION AND TO VIEW

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

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DISPOSAL

The freehold with full vacant possession is offered For Sale at a guide price of £220,000

RATEABLE VALUE / COUNCIL TAX

The ground floor premises are listed within the Rating List as 'shop & premises' with a Rateable Value of £3,900 (effective April 2023). Under current legislation, an eligible occupier may benefit from small business rates relief subject to occupier status.

The residential accommodation is within council tax band 'A'

111 Spring Bank, Hull, HU3 1BH - Additional Photos

