

679 Holderness Road,  
Hull, HU8 9AN

# FOR SALE

Vacant retail unit with residential accommodation above, presented to a very high standard

Ground floor retail extends to 56.3 sq m (606 sq ft). The two bed flat extends to 72.0 sq m (775 sq ft)

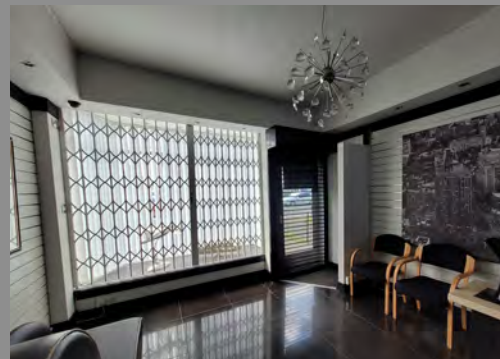
Potential for owner occupation throughout or use as an investment property

Retail accommodation suitable for a variety of uses, subject to consents

Popular Holderness Road location immediately opposite Farmfoods and close to Morrisons

**Guide Price £159,950**

**Scotts**  
01482 325634



Ground Floor Retail



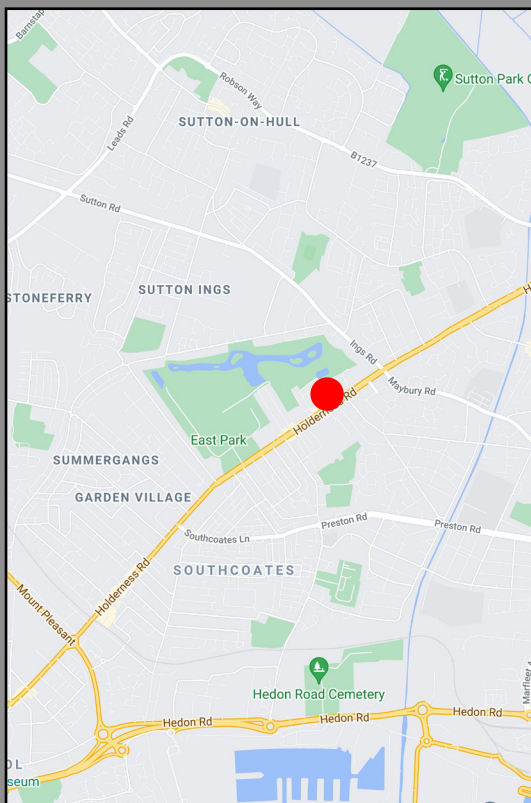
First Floor Flat





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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 situated on the north side of Holderness Road (A165) between Aberdeen Street and Portobello Street, approximately 2.5 miles east of Hull City Centre.

The property benefits from excellent frontage to Holderness Road in a mixed residential/commercial location. Nearby commercial occupiers include Farmfoods, Morrisons, a children's nursery and various local independents.

## DESCRIPTION

The attractive mid-terrace mixed use property provides high quality retail and residential accommodation, which is available with full vacant possession.

The ground floor provides a regular shaped sales area with a rear office, rear lobby/ kitchen with WC, with access into a rear garden. Internally the property is well presented, incorporating a mix of tiled and laminate flooring, ceiling mounted and spot lighting. The property benefits a single glazed timber shop front facing onto a brick patio forecourt, providing independent access.

The first floor provides a modern flat, finished to a high standard incorporating a front facing lounge, kitchen, bathroom and two double bedrooms. The flat benefits from high quality finishes including carpet and solid floor finishes. The flat also features from wall mounted gas central heating, a modern fitted kitchen, bathroom and UPVC double glazing throughout.

## ACCOMMODATION

### Ground Floor - Retail

Main Sales	29.2 sq m	(314 sq ft)
Rear Ancillary	27.1 sq m	(292 sq ft)

<b>First Floor</b>	2-Bed flat	72.0 sq m	(775 sq ft)
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The living accommodation provides two bedrooms, alongside a living room, fitted kitchen and fitted bathroom. The accommodation has the ability to be self-contained, or occupied in tandem with the ground floor commercial element of the property.

## DISPOSAL TERMS

The property is available For Sale at a guide price of £159,950 with full vacant possession.

## RATEABLE VALUE

The ground floor element is described as 'Shop & Premises' with a Rateable Value of £3,300. The billing authority is City and County of Kingston-Upon-Hull reference is 10190110067901. Occupiers may benefit from 100% small business rates relief, subject to tenant status.

The residential element has a council tax band of 'A'. Enquiring parties should contact the local authority to confirm the amount payable.

<b>ENERGY PERFORMANCE RATING:</b>	Ground Floor Retail	D
	First Floor Flat	E

## LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION & TO VIEW

Contact Will O'Brien on [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Nick Coultish [nick@scotts-property.co.uk](mailto:nick@scotts-property.co.uk) 07739 590596

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6831**

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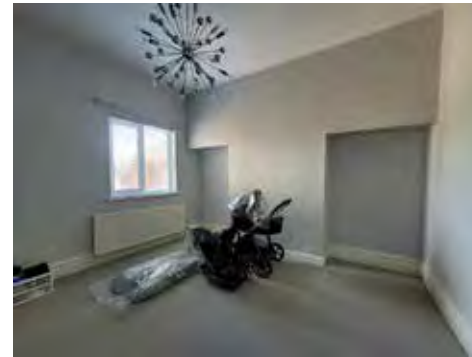
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Additional Photos



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