

453 - 455 Endike Lane
Hull, HU6 8AG

FOR SALE

Total c.236 sq m (c.2,550 sq ft)

Sales area 100 sq m (1,083 sq ft)

Sales width 11.75 m (38' 6")

Ground floor rear and first floor
ancillary accommodation

Full height display front

Forecourt, side access and rear
garden area

Guide Price £195,000

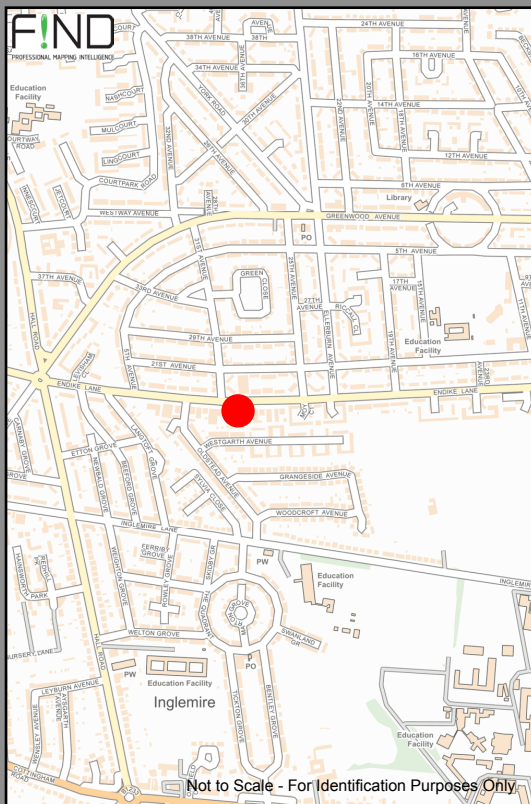
Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located within an established parade of shops on Endike Lane located approximately 3 miles north west of Hull City Centre. The surrounding area benefits from high density private and local authority housing. The property is positioned near Cooplands and Heron Foods.

The premises comprise a detached double fronted unit with full height display window protected by electric roller shutters. The property is built to two-storey height. To the rear of the property there is a large plot which could offer extension and/or dedicated parking prospects subject to consents. The full plot width is c.59 ft (18 m).

ACCOMMODATION

Sales general width 38.5 ft (11.75 m) x depth 28.1 ft (8.58 m)

Sales area	1,085 sq ft	(100 sq m)
Stores etc	460 sq ft	(42.7 sq m)

First Floor		
Stores/staff area	1,000 sq ft	(92.9 sq m)
To include 2 WCs		

Site area estimated at	6,780 sq ft	(630 sq m)
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RATEABLE VALUE

We understand the property is assessed as "Shop & Premises" with a Rateable Value of £14,500 - source VOA website.

PRICE

The freehold with full vacant possession is available For Sale at £195,000.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596 or Chris Mason chris@scotts-property.co.uk 07850 002496

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