

29 Beverley Road
Hull, HU3 1XH

FOR SALE

Freehold premises with parking

172.25 sq m (1,855 sq ft)
total accommodation

Close to Hull City Centre and
major transport links

Well-proportioned over 3 floors

D1 consent but may suit other
uses

Guide Price on Application

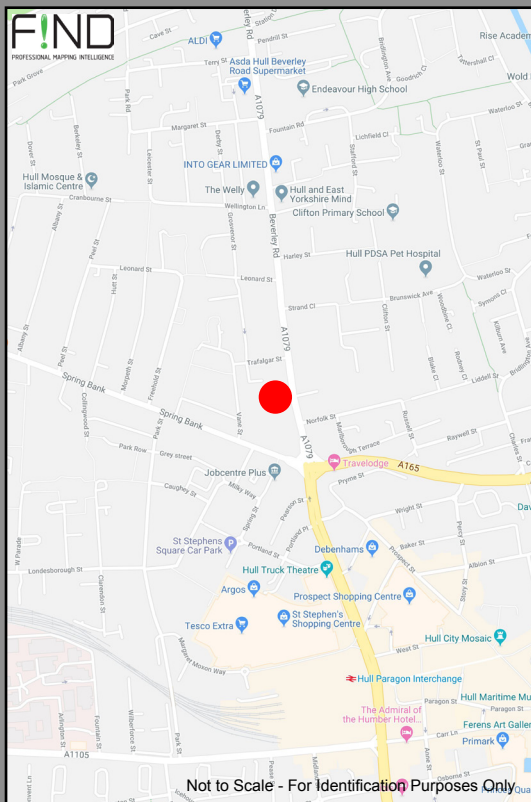
Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

The premises are located on the south side of the A1079 Beverley Road, just north of Hull City Centre. Beverley Road is a high volume vehicle route running to and from the north of the city and wider East Riding location. The property is within 0.5 miles of Hull Paragon Interchange and St Stephens shopping centre.

DESCRIPTION

The mid-terrace property is of traditional brick construction built to 3 storey height under pitch tile clad roofs. Windows are UPVC framed and double glazed with central heating to radiators. The property previously traded as a dental surgery for 25 years but could suit other uses (subject to consents).

The property benefits from ramp access and private, enclosed parking to the rear.

ACCOMMODATION

Ground Floor	c.67.85 sq m	(731 sq ft)
First Floor	69.75 sq m	(751 sq ft)
Second floor	34.65 sq m	(373 sq ft)

RATEABLE VALUE & COUNCIL TAX

The property is described as "Surgery & Premises" with a rateable value of £8,200. Further information can be found under local authority reference 10090090002905 under current provisions a qualifying small business will not have any rates to pay. For clarification please contact Hull City Council (business rates) tel: 01482 300300.

DISPOSAL TERMS

This property is offered For Sale with vacant possession, contact Scotts to discuss.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction, along with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Bryn Jones bryn@scotts-property.co.uk 07801 885302

Offices: Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6619**

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