

298 / 298a Hessele Road,
Hull, HU3 3EA

FOR SALE

Retail premises currently providing
2 shops at ground level

The property has a return frontage to
Rosamond Street with the rear unit
(298a) accessed therefrom

Scope to reconfigure including
reinstatement to one ground floor shop
with separate upper floors if required

Combined ground floor areas
c.70.2 sq m (755 sq ft)

First floor and attic 78 sq m (840 sq ft)

Guide Price £90,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

Hesse Road is a main arterial route to and from the west of Hull city centre forming a traditional district shopping centre serving a high density residential catchment as well as numerous businesses primarily situated to the south of Hesse Road.

The property is positioned amongst a mix of national, regional and local traders including Cooplunds, Heron Foods, Budgens and William Hill.

The property has been split to provide 2 separate retail units – one fronting Hesse Road (former Speedikleen) together with a rear unit accessed off Rosamond Street. The latter has internal stairs leading to the upper floors which are in need of refurbishment if to be utilised. The property could be reconfigured to provide one large retail unit at ground level with living accommodation to the upper floors.

ACCOMMODATION

298 - Former Speedikleen

Front Sales 34.4 sq m (370 sq ft)
WC 5.5 sq m (58 sq ft)
WC = Additional sales if merging with 298a

298a

Ground Sales	26.6 sq m	(287 sq ft)
Kitchen	3.8 sq m	(41 sq ft)
WC	-	-
First Floor 3 Rooms	44.0 sq m	(475 sq ft)
Attic	c. 34.0 sq m	(365 sq ft)

Externally there is a forecourt and a palisade fenced rear yard area.

RATEABLE VALUE

The property is described as follows:

298	'Shop & Premises'	£4,700 RV
298a	'Shop & Premises'	£3,350 RV

A qualifying small business under current arrangements will not have any rates to pay. The position can be clarified directly with Hull City Council 01482 300300 (Business Rates section).

DISPOSAL TERMS

The property is available For Sale with full vacant possession at a guide price of £90,000.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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