

66 Beverley Road,
Hull, HU3 1YD

FOR SALE (MAY LET)

Lock-up single-storey shop

Fronting high volume vehicle route
c.0.5 miles from Hull city centre /
transport interchange

Sales area c.18.5 sq m (200 sq ft)

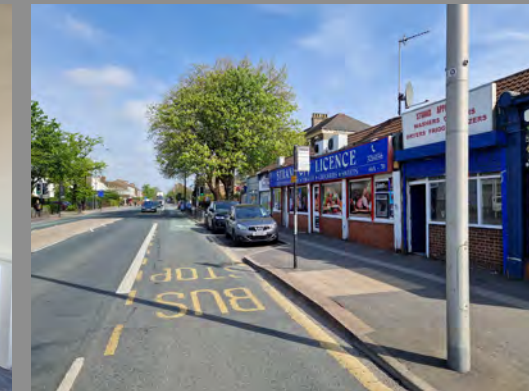
Electric security shutter to shop front

Qualifying occupier benefits from full
rate relief

Ready for occupation

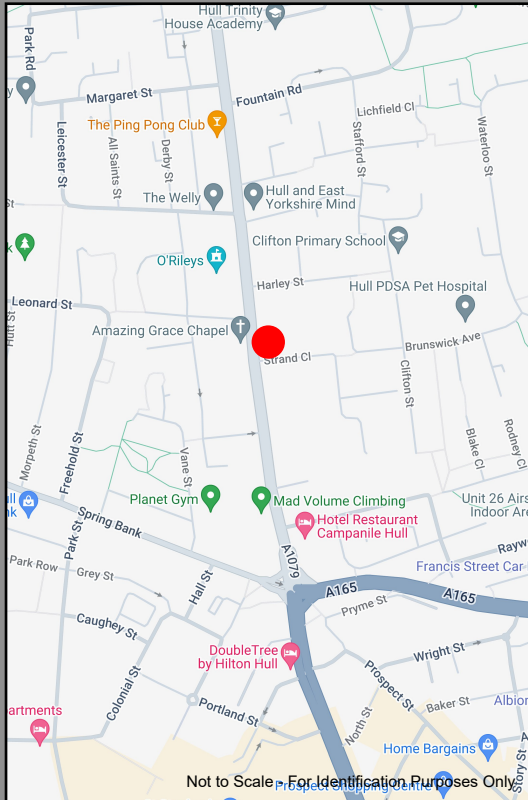
Guide Price £30,000
(May Let)

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION / DESCRIPTION

Beverley Road is the main arterial route to and from the north of Hull city centre within half a mile of the subject property. The immediate location provides a mix of commercial premises interspersed with largely multi-occupied residential properties and high density housing on numerous side streets. There is good public transport with a bus stop outside the subject property.

The property is a mid-terrace unit of single-storey height with a shop front on a brick stall riser protected by an electric security shutter. The unit is under a pitched, largely tile clad roof with part profile metal clad. The sales area is regular in shape with a WC/staff facility to the rear.

The accommodation is cleared and ready for occupation.

ACCOMMODATION

Sales width 3.2m (10' 5") x overall depth 6.7m (22' 0")

Sales Area 18.5 sq m (200 sq ft)

WC/Staff Facility - -

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £1,200 (2023 Rating List). A qualifying small business, under current arrangements, will not have any rates to pay.

DISPOSAL TERMS

The property is offered For Sale with full vacant possession at £30,000.

A lease of the property may be considered by negotiation.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with a sale of the property.

In the event of a letting, the ingoing party will be responsible for its own costs together with those of the landlord in connection with the preparation and agreement of the lease document.

ENERGY PERFORMANCE RATING: D (80)

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7124**

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