

351 Holderness Road,  
Hull, HU8 8RD

## FOR SALE / TO LET

Retail property available immediately  
on new lease terms

Ground floor main sales  
11.3 sq m (122 sq ft)

Overall accommodation  
117.0 sq m (1,258 sq ft)

Frontage on to a busy highway

Permitted Use Class E  
(café, general retail, office & professional services)

Eligible for small business rates relief  
subject to a qualifying occupier

**Guide Price £95,000**

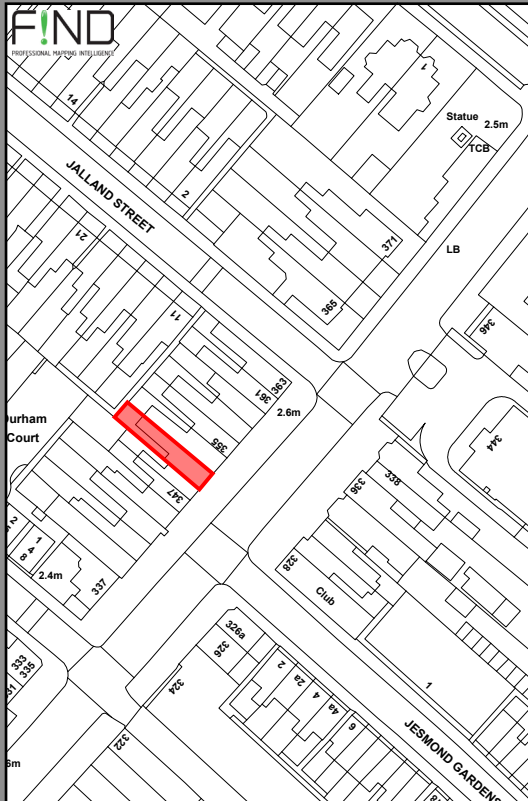
**Guide Rent £8,000 p.a.exc**

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The subject property is located on the north side of Holderness Road (A165) approximately 2 miles east of Hull city centre. Holderness Road is a major arterial route, receiving a high volume of passing traffic. The property has prominent frontage with a large surrounding residential catchment.

The three-storey, mid-terrace property is of brick construction beneath a pitched interlocking tile clad roof. There is a rear single-storey projection of similar specification leading to an enclosed garden. There is a concrete surfaced forecourt to a depth of c.4m. Internally, the accommodation provides a main sales with a rear stores and WC. The first floor provides additional storage space separated into 2 rooms including a kitchen. The main sales benefits from a timber shop front with a single customer entrance.

We understand the property to have mains gas, electric, water and drainage connected.

## ACCOMMODATION

<b>Ground Floor</b>	Main Sales	11.3 sq m	(122 sq ft)
	Stores	25.2 sq m	(271 sq ft)
	Stores	10.5 sq m	(113 sq ft)
<b>First Floor</b>	Storage	40.1 sq m	(431 sq ft)
<b>Second Floor</b>	Storage	29.9 sq m	(321 sq ft)
<b>Total</b>		<b>117.0 sq m</b>	<b>(1,258 sq ft)</b>

## RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £4,550 (effective April 2023). Under current legislation, a qualifying small business will benefit from 100% exemption under the small business rates relief scheme.

## LEASE TERMS

The property is available For Sale at an asking price of £95,000, alternatively the property is available To Let at a guide rent of £8,000 per annum exc based on new full repairing and insuring terms.

## LEGAL COSTS

On a sale, each party will be responsible for their own costs together with any Stamp Duty Land Tax that may be payable. The incoming Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction.

**ENERGY PERFORMANCE RATING:** E (119)

## FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302 or Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

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