

121 Newland Avenue,
Hull, HU5 2ES

INVESTMENT

Currently occupied as a hairdressers and beauty salon across the ground and first floor – Business not affected

Tenancy producing a rent of
£10,000 per annum exclusive

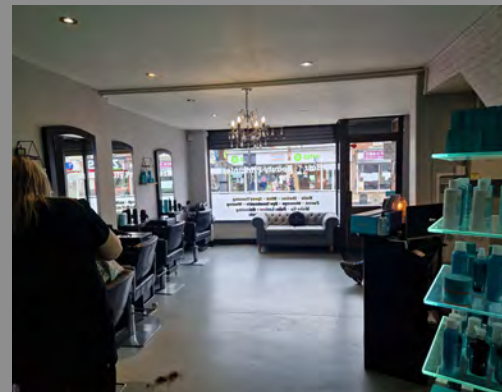
Total accommodation extending to
c.72.0 sq m (775 sq ft) overall

The property occupies a central
position on Newland Avenue, a busy
neighbourhood shopping location with
national operators

Nearby occupiers include Sainsbury's
Local, Subway, Oxfam & Boots Pharmacy

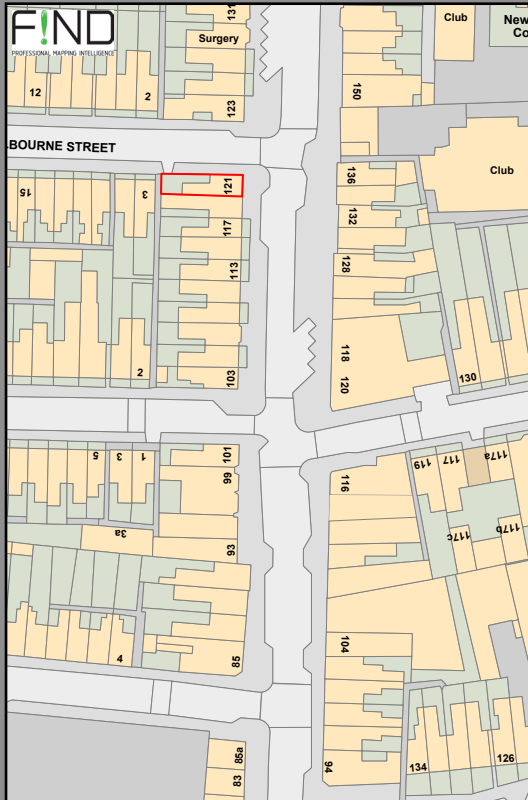
Guide Price £155,000

Scotts
01482 325634



121 Newland Avenue,
Hull, HU5 2ES

INVESTMENT



Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the west side of Newland Avenue approximately 3 miles north of Hull city centre. Newland Avenue is an established trading location with a mix of retail, professional services and food & drink establishments present. The property occupies a corner position facing Newland Avenue and Melbourne Street, close to a pedestrian crossing and bus stop. Nearby occupiers include Sainsbury's Local, Subway, Oxfam and Boots Pharmacy.

DESCRIPTION

The subject property comprises an end terrace two storey building of brick construction beneath a pitched concrete tile covered roof. There is a small single storey rear projection beneath a flat roof. Internally the ground floor accommodation comprises a main sales and rear stores with beauty treatment rooms a staff kitchen and WC's on the first floor. The shop front is secured with an electric roller shutter door.

Mains electricity, water and drainage are connected.

ACCOMMODATION

Ground Floor	Main sales	30.2 sq m	(325 sq ft)
	Stores	7.7 sq m	(83 sq ft)
First Floor	3 treatment rooms/ kitchen	34.1 sq m	(367 sq ft)
Total		72.0 sq m	(775 sq ft)

Measurements have been reported on a net internal area basis (NIA).

TERMS OF OCCUPATION

The tenant is currently 'holding over' paying a rent of £10,000 per annum exc. We are advised the current tenant has been in occupation for over 10 years.

DISPOSAL

The freehold property subject to the current occupation is offered For Sale at a guide price of £155,000.

RATEABLE VALUE

The property is listed with the VOA as 'Hairdressing and premises' with a Rateable Value of £8,000 (2023 Rating List). Under current legislation, an eligible occupier will benefit from small business rates relief.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: D (89)

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 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.7157

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.