

24 Albion Street,
Hull, HU1 3TH

FOR SALE

Substantial 3 storey premises plus basement
& attic together with a rear projection and
detached Coach House to Baker Street

The ground, first and second floors each
provide 72.7 sq m (780 sq ft) G.I.A. plus attic

The basement bar totals c.773 sq m (832 sq ft)

A two-storey rear flat projecting from the main
building plus the Coach House provide
c.153 sq m (1,647 sq ft)

Total accommodation c.500 sq m (5,377 sq ft)
with rear parking for c.5/6 cars

Current income from the basement, rear flat
and Coach House of £15,360 p.a. gross

The vacant ground floor to attic is a former
dental surgery with fixtures & fittings remaining

Guide Price £350,000

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located within Hull city centre on the north side of Albion Street. There is substantial development underway on the Bond Street/Albion Street car park opposite. The property is outlined in red on the plan opposite, for identification purposes only

The mid-terrace property is Listed and forms part of a substantial Georgian terrace. It is of traditional brick construction primarily under pitched slate clad roofs with steps to a raised ground floor with internal access to first, second and attic levels. There is a self-contained basement bar and a two-storey rear projection providing a self-contained flat. To the rear of the site is a Coach House fronting Baker Street off which there is a vehicle entrance to a central car parking area.

The two flats and basement generate a rental income. The remainder has been a dental surgery which is vacant but with fixtures and fittings remaining. Such a use could be re-established, or the property could offer alternative commercial options or conversion to residential use subject to necessary consents.

ACCOMMODATION

Ground Floor	72.7 sq m	(782 sq ft) GIA
First Floor	72.7 sq m	(782 sq ft) GIA
Second Floor	72.7 sq m	(782 sq ft) GIA
Attic	51.3 sq m	(552 sq ft) GIA
Basement Bar	77.3 sq m	(832 sq ft) GIA
Two-storey rear projection (Flat)	c. 78.0 sq m	(840 sq ft) - estimated/not inspected
Rear Coach House	c. 75.0 sq m	(807 sq ft) - estimated/not inspected

Parking for 5 / 6 cars.

RATEABLE VALUE/COUNCIL TAX

Rateable values that we understand are attributed to the various parts should provide full rate relief for a qualifying small business. As a listed property, there should be no void rates payable. We believe the residential units are either in Band A or B for Council Tax purposes.

DISPOSAL TERMS

The property is available For Sale freehold at a guide price of £350,000.

We understand the current rent generated from parts let is:

Basement Bar	£6,420 p.a.exc.
Projecting Rear Flat	£4,740 p.a. (annual equivalent under an AST @£395 p.c.m.)
Coach House	£4,200 p.a. (annual equivalent under an AST @£350 p.c.m.)

LEGAL COSTS

Each party will be responsible for its own legal costs with the purchaser responsible for any Stamp Duty Land Tax payable.

ENERGY PERFORMANCE RATINGS: TBC

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.7188**

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