

66 King Edward Street,  
Hull, HU1 3SQ

# FOR SALE

Investment/Conversion Opportunity

City centre ground floor shop with  
2 vacant upper floors

Ground floor sales/ancillary  
50.2 sq m (540 sq ft)

First floor plus half landing  
67 sq m (720 sq ft) GIA

Second floor 53 sq m (570 sq ft) GIA

The shop is let on a contracted out lease  
until Feb 2027 at £13,000 p.a.exc

The upper floors with separate front  
entrance are in need of refurbishment

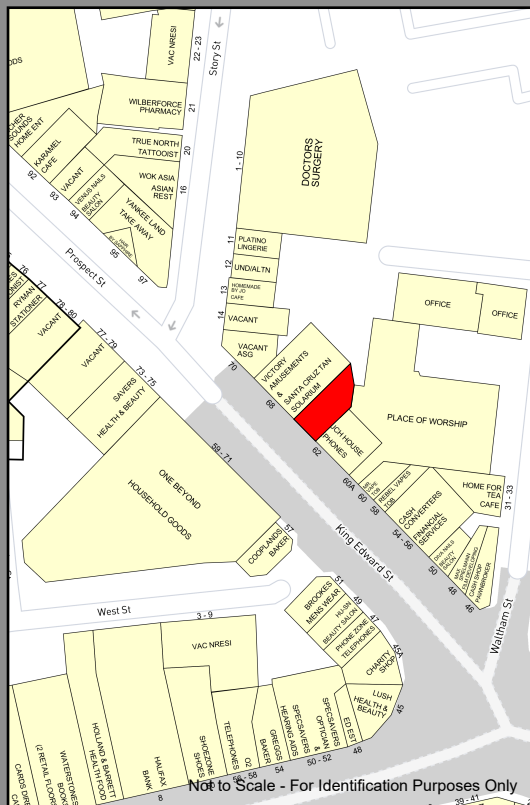
**Guide Price £175,000**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is centrally positioned on the pedestrianised King Edward Street which links to Prospect Street and Jameson Street within Hull city centre. The property is shown highlighted in red on the Goad plan.

The property is built to three-storey height providing a ground floor shop with a separate front entrance to first and second floor accommodation. The shop which benefits from a full height display front with security shutter currently trades as A Q Pouch House, a mobile phone repair/accessories shop. The upper floors could suit self-contained offices or residential accommodation subject to refurbishment and refitting.

The property is 'Locally Listed' reflecting its Art Nouveau style. The façade is constructed in faience.

## ACCOMMODATION

### Ground Floor

|                                           |           |             |
|-------------------------------------------|-----------|-------------|
| Sales                                     | 39.0 sq m | (420 sq ft) |
| Rear ancillary/staff/admin & kitchen area | 11.2 sq m | (120 sq ft) |
| WC                                        | -         | -           |

### Upper Floors (Gross Internal Areas)

|                                                                |         |             |
|----------------------------------------------------------------|---------|-------------|
| Half landing incorporating WC & storage/potential kitchen area | 14 sq m | (150 sq ft) |
| First Floor – 2 rooms & stairwell                              | 53 sq m | (570 sq ft) |
| Second Floor – 2 rooms & stairwell                             | 53 sq m | (570 sq ft) |

## RATEABLE VALUE

Ground floor described as 'Shop & Premises' with a RV of £11,000. Upper floors described 'Rooms' with a RV of £2,800 (2026 Rating List). Under current legislation, a qualifying small business will benefit from full rate relief. Rateable values less than £2,900 do not attract any empty rate liability.

## DISPOSAL/LEASE TERMS

The freehold property, producing a rent from the ground floor of £13,000 per annum exclusive on a contracted out lease term expiring 04/02/27 together with the vacant upper floors, is offered For Sale at £175,000.

## LEGAL COSTS

Each party will be responsible for its own legal costs with the purchaser responsible for any Stamp Duty Land Tax and any other costs and charges that may be payable in connection with the acquisition.

**ENERGY PERFORMANCE RATING:** 'C' valid until 26 March 2033

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto: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.7261**

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