

81 Newland Avenue,
Hull, HU5 2AL

INVESTMENT

Freehold retail investment in a vibrant location

Currently operated as a cafe over both floors

Extending overall to c.77.4 sq m (833 sq ft)

Producing £14,000 p.a.e. under standard commercial terms

The property has Edwardian features inc. curved glazing and a recessed entrance

Busy neighbourhood shopping location with regional and national occupiers present

Nearby occupiers include William Hill, Sainsburys, Post Office and Cooplands

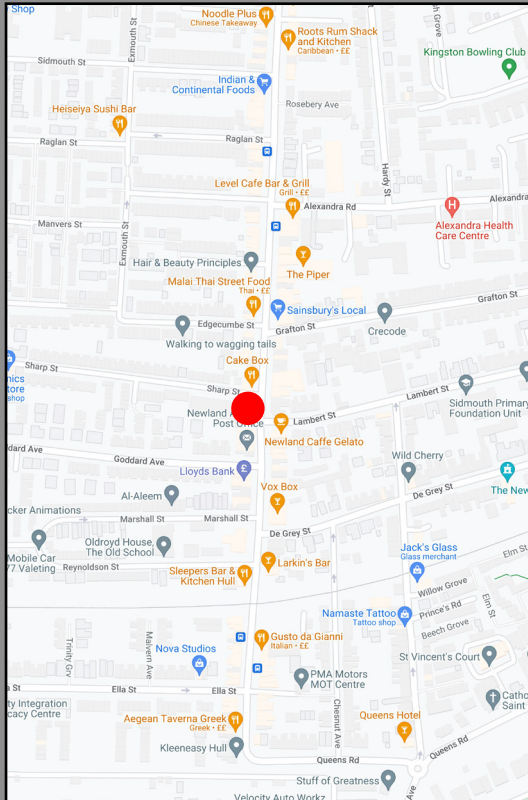
Guide Price £165,000

Scotts
01482 325634



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LOCATION

The property is situated in a central position on the western side of Newland Avenue approximately 3 miles north of Hull city centre.

Newland Avenue is in close proximity to the main campus of Hull University and offers a good mix of both retail and food & drink establishments with provision for on street car parking. The subject premises are positioned opposite a bus stop and a pedestrian crossing. The immediate area is recognised as a busy secondary retail location with a mix of local, regional and national occupiers present.

DESCRIPTION

The property comprises a two-storey mid terrace of traditional brick construction under a covered slate pitched roof. The property provides a main sales, small kitchen and access to a passageway at the rear. The first floor provides additional sales area/ seating, a storage room and staff/customer WC's.

The property is held on a 'local building list' due to its unique traditional features including a late-Edwardian shop front with a curved window frontage, glazed brick stallriser and a recessed entrance.

ACCOMMODATION

Ground floor Main sales, kitchen	48.5 sq m (522 sq ft)
First floor storage	28.9 sq m (311 sq ft)
Total	77.4 sq m (833 sq ft)

TENANCY

The tenancy is held under a five year FRI lease (expiring October 2028) at a passing rent of £14,000 per annum exclusive (payable quarterly in advance).

DISPOSAL

The property is offered For Sale, subject to the current tenancy, at a guide price of £165,000. A purchase at the guide price reflects an initial net yield of 8.27% (assuming purchasers costs of 2.6%)

RATEABLE VALUE

The premises are listed as 'Shop & Premises' with a Rateable Value of £12,750 (2026 Rating List). Under current provisions, an eligible occupier may benefit from discounted business rate liability under the Small Business Rates Relief Scheme.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: C (71) valid until 23/07/2033

FURTHER INFORMATION AND TO VIEW

Contact Rose Cardwell rose@scotts-property.co.uk 07739 590596 or Chris Mason chris@scotts-property.co.uk 07850 002496

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