

256 Marfleet Lane,
Hull, HU9 5TD

FOR SALE

Freehold Retail Opportunity

Accommodation extending to
c.116.6 sq m (1,255 sq ft) overall

Main road neighbourhood
retail location

Well-presented ground-floor
hair salon benefiting from
full business rates relief

Investment opportunity with the flat
currently generating an income
of £5,196 p.a.

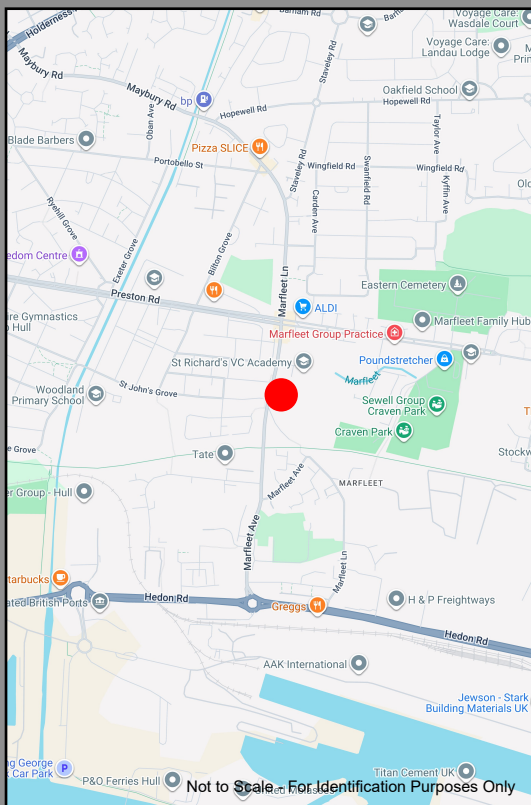
Guide Price £100,000

Scotts
01482 325634



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LOCATION

The property is located on the east side of Marfleet Lane, approximately 3 miles east of Hull city centre. The property forms part of a neighbourhood shopping parade fronting a high volume vehicular route, with Marfleet Lane providing a link between Hedon Road and Holderness Road. There is high-density housing in this location, including ongoing new development. The property is positioned at a pedestrian crossing.

DESCRIPTION

The property comprises a two-storey mid-terrace building of brick construction beneath a pitched slate tile-covered roof. There is a rear two-storey extension beneath a mono-pitched roof. There is off-street car parking for two vehicles at the front and rear of the property.

The accommodation provides a ground-floor commercial unit currently used as a hair salon, with a main sales area, rear kitchen, store and WC. The shop front has an external electric security shutter. The first floor provides a large one-bedroom flat with separate rear access. Both elements have separately metered gas and electric supplies.

The flat is currently occupied under a periodic tenancy at a passing rent of £433 pcm (£5,196 per annum). It is understood that the tenant has been in occupation since September 2024 and wishes to remain subject a purchasers requirements.

ACCOMMODATION

Ground floor	Sales	48.1 sq m	(518 sq ft)
	Kitchen, Store	12.7 sq m	(137 sq ft)
First floor	One-bed flat	55.8 sq m	(600 sq ft)
Total		116.6 sq m	(1,255 sq ft)

DISPOSAL

The freehold property is offered For Sale at a guide price of £100,000.

RATEABLE VALUE

The premises are listed within the Rating List as 'Shop & Premises' with a Rateable Value of £5,200 (Effective April 26). Under current legislation, an eligible occupier may benefit from small business rates relief.

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: Salon 'B' (50) valid until 14 May 2036 / Flat 'D' (58) valid until 17 May 2036

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

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7278**

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