

195 Chanterlands Avenue,
Hull, HU3 3TP

FOR SALE

(May Let)

Ground floor sales with
first floor offices

Sales area 30.8 sq m (330 sq ft) +
rear ancillary 8.7 sq m (94 sq ft)

First floor offices/consulting/treatment
rooms 32.9 sq m (355 sq ft)

Corner position with rear car parking
and adjacent to Post Office

Freehold with full vacant
possession available

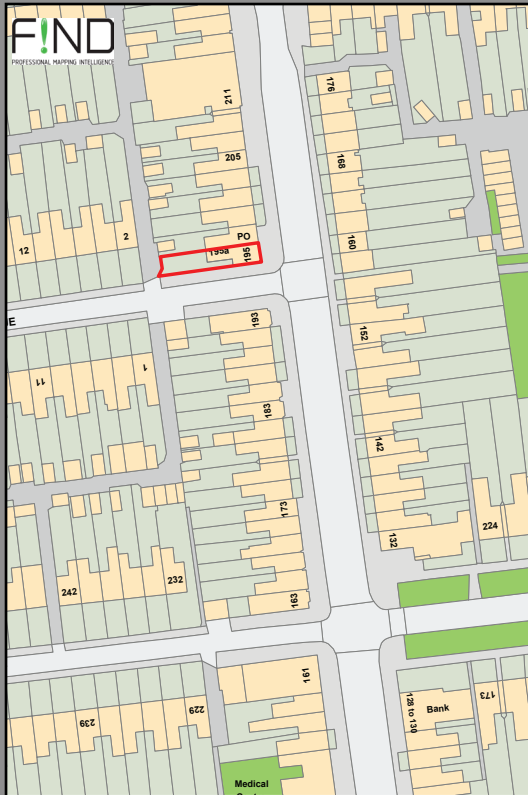
Guide Price £129,950
(May Let)

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is situated approximately 2.5 miles to the north-west of Hull city centre on a busy arterial route running between Cottingham Road and Spring Bank West. It offers a mix of retail and commercial premises along its length interspersed with residential properties and with high density housing on side streets. The subject property has a corner position at the junction with Tennyson Avenue and is adjacent to the Post Office.

The end-terrace property is built to two-storey height with a single-storey rear projection of traditional brick construction primarily under pitched roofs clad with concrete interlocking tiles to the main pitch and replica slates to the rear projection. The property provides ground floor sales with rear ancillary accommodation and internal stairs leading to 3 first floor rooms. There are a mix of window frames combining metal anodised, timber and uPVC double glazed, and the property has gas fired central heating to radiators. The property has the benefit of rear car parking in addition to which on-street car parking is available.

ACCOMMODATION

Ground Floor		
Sales Area	30.8 sq m	(330 sq ft)
Rear Office	5.8 sq m	(63 sq ft)
Kitchen	2.8 sq m	(31 sq ft)
2x WCs	-	-
First Floor		
3x Rooms	32.9 sq m	(355 sq ft)

Forecourt and rear car parking accessed off Tennyson Avenue.

RATEABLE VALUE

The property is described as 'Shop & Premises' at £5,700 RV (2026 Rating List). Under current legislation, a qualifying small business will benefit from full rate relief.

DISPOSAL TERMS

The freehold interest is available with full vacant possession at £129,950. A lease may be considered, subject to terms.

LEGAL COSTS

Each party will be responsible for its own legal costs in the event of a sale, with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

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.7227**

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