

368 Holderness Road,
Hull, HU9 3DL

FOR SALE

Retail/professional services
opportunity of 41.7 sq m (449 sq ft)

Established retail pitch with good
visibility to passing traffic

Full height uPVC display front
secured by a powered security
shutter

Full business rate relief to a
qualifying occupier

Freehold with full vacant possession

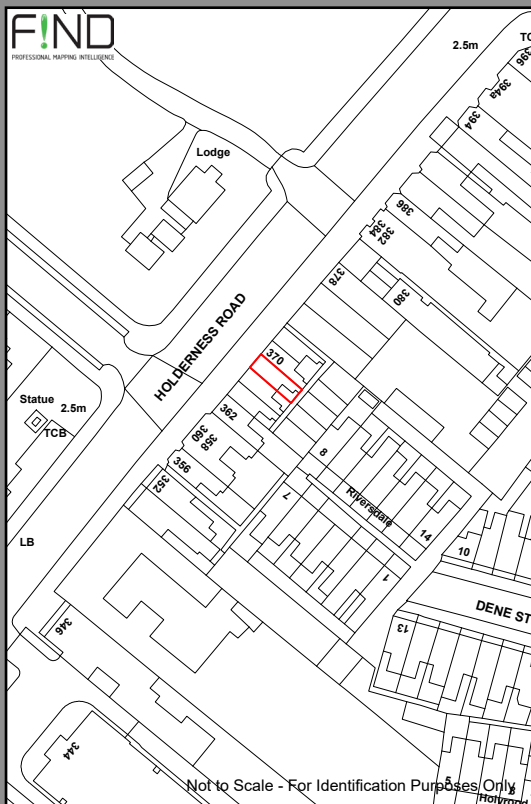
Guide Price £90,000

Scotts
01482 325634



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LOCATION/DESCRIPTION

The subject property is situated on the south side of Holderness Road c.2.5 miles east of Hull city centre within a terrace of similar premises which has attracted professional and financial service operators including property agents and legal practices.

The property is of traditional brick construction built to 2 storey height with a render finish, under a pitched slate clad roof with a tiled single-storey projection to the rear. The property fronts the back edge of the pavement and has pedestrian access to the rear where there is a small, enclosed yard.

The property benefits from uPVC double glazing, a security shutter and electric heating. The accommodation was previously occupied by a firm of solicitors and comprises well-presented ground floor sales/reception accommodation with a tea making/kitchen facility and WC to the rear. To the first floor are two rooms that were last utilised as private offices.

ACCOMMODATION

Ground Floor		
Main sales/office area	21.6 sq m	(233 sq ft)
Rear lobby/kitchen area	2.8 sq m	(30 sq ft)
WC	-	-
First floor offices totaling	17.3 sq m	(186 sq ft)
Total	41.7 sq m	(449 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' at £2,850 RV (April 2026 Rating List). Under current legislation, a qualifying small business will benefit from 100% rate relief. Further, an owner will have no rates to pay if the property is empty as the rateable value is below the threshold that triggers an empty rate liability.

DISPOSAL TERMS

The property is available freehold with full vacant possession at £90,000.

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 (67)

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.7302**

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