2 Duesbery Street,
Princes Avenue, Hull, HU5 3QD

FOR SALE

Unique freehold opportunity

Currently used as Dance / Theatre School but suitable for other uses (subject to consents)

Scope for residential conversion (subject to consents)

Overall accommodation 299.2 sq m (3,221 sq ft) across two floors

Grade II listed property with attractive features

Guide Price £175,000

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Not to Scale - For Identification Purposes Only

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LOCATION/DESCRIPTION

The subject property is located less than 1.5 miles north-west of Hull city centre. The property is situated to the rear of the Elim Pentecostal Church with pedestrian access off Duesbery Street. Duesbery Street is situated off Princes Avenue positioned between Spring Bank and Newland Avenue. The immediate area consists of high density residential housing with commercial premises fronting Princes Avenue.

Built c.late 19th Century as a Sunday School, the property comprises a two-storey building of brick construction beneath pitched slate clad roofs. Internally, the property provides three large studios at ground and first floor level (with a floor to ceiling height of c.4m), kitchen, offices, stores and WCs at both levels with a small basement area (not inspected). Windows are uPVC double glazed throughout.

Externally there is a side/rear garden area.

The property offers scope for alternative uses as say a place of worship, studio, community space or residential development subject to consents. The accommodation is Grade II listed and situated in a Conservation Area.

ACCOMMODATION

Ground	155.6 sq m	(1,675 sq ft)
First	143.6 sq m	(1,546 sq ft)
Total	**299.2 sq m**	**(3,221 sq ft)**

RATEABLE VALUE

The property is described as 'Dance School & Premises' with a rateable value of £5,900 (2026 Rating List) offering full rate relief to a qualifying small business.

DISPOSAL TERMS

The freehold is offered For Sale with full vacant possession at a guide price of £175,000.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING: To be advised

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.7144**

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