726 Holderness Road
Hull, HU9 3JA

INVESTMENT

Freehold Shop & Flat Opportunity

Commercial accommodation
38.1 sq m (410 sq ft) overall

Total area including uppers
85.7 sq m (922 sq ft)

Flat currently generating a gross income of £3,000 p.a. (£250 p.c.m.)

Nearby occupiers inc. Morrisons, Farmfoods, Delta Healthcare and Astoria Bingo

Guide Price £149,950

Scotts
01482 325634

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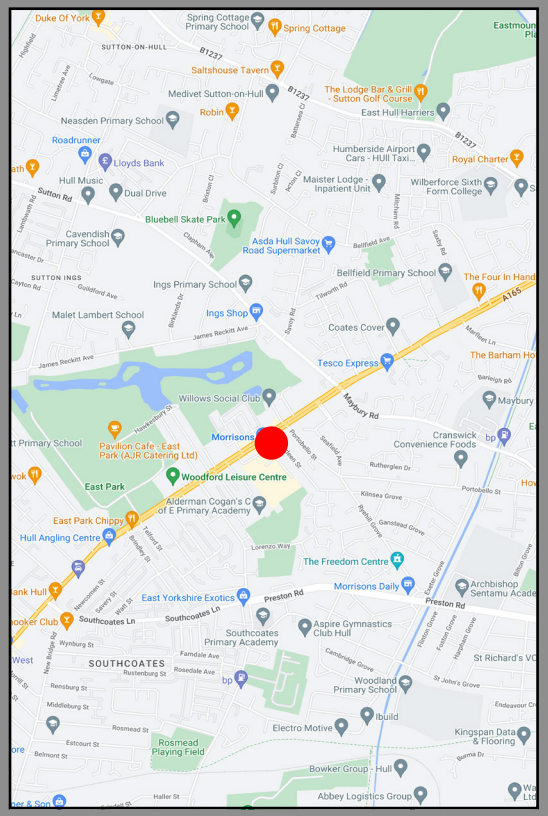

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION

The subject property is located on the south side of Holderness Road approximately 3 miles from Hull city centre within a terrace of commercial property near its entrance to the Morrisons supermarket. Holderness Road serves as one of the main access routes receiving high volumes of traffic and providing cross-city connections to and from the east of Hull. Nearby operators include Morrisons, Farmfoods, Delta Healthcare and Astoria Bingo.

DESCRIPTION

The mid-terrace property is of traditional brick construction built to two-storey height beneath a pitched interlocking concrete tile clad roof incorporating a rear single-storey projection beneath a mono pitched tile clad roof. The property façade is part rendered at the first-floor level with a uPVC shop front with single door access. Internally, the commercial element provides a main sales and staff kitchen benefitting from a suspended ceiling with strip lighting and surface mounted electrics. The rear lobby provides access to a ground floor kitchen serving a two-bedroom flat. There is garden and garage to the rear accessed off Aberdeen Street.

ACCOMMODATION

Commercial			
Ground floor	Main sales	31.3 sq m	(337sq ft)
	Kitchen	6.8 sq m	(73 sq ft)
		38.1 sq m	**(410 sq ft)**

Residential			
Ground floor	Kitchen	11.3 sq m	(122 sq ft)
First Floor	Bathroom	4.3 sq m	(46 sq ft)
	Living room	15.0 sq m	(161 sq ft)
	Bedroom 1	6.1 sq m	(66 sq ft)
	Bedroom 2	10.9 sq m	(117 sq ft)
		47.6 sq m	**(512 sq ft)**

Total Internal Area	**85.7 sq m**	**(922 sq ft)**
Rear Garage	**24.7 sq m**	**(266 sq ft)**

ENERGY PERFORMANCE RATING: Awaiting Assessment

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £5,000, effective April 2026 which, under current provisions, provides 100% small business rates relief (subject to occupier status). Local Authority reference: 10230101072606.

The residential element of the property has a Council Tax banding of 'A' under Local Authority reference: 0230101072606.

CURRENT TENANCY

The residential element is currently occupied under an informal arrangement at a passing rent of £250 pcm (£3,000 per annum). We understand the tenant would be interested in entering into an AST agreement.

DISPOSAL TERMS

The freehold interest is available For Sale at a guide price of £149,950.

LEGAL COSTS

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

FURTHER INFORMATION AND TO VIEW

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