

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

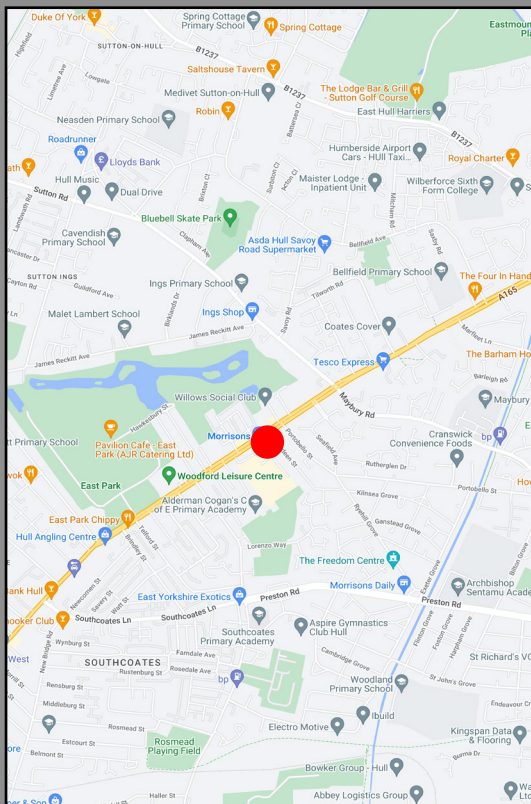
Guide Price £149,950

Scotts
01482 325634



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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) |
| | Bathroom | 4.3 sq m | (46 sq ft) |
| First Floor | 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)

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.

ENERGY PERFORMANCE RATING: Awaiting Assessment

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

Contact Will O'Brien will@scotts-property.co.uk 07801 885302

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsbay** 12 Town Hall Street, DN31 1HN **CS.6936**

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