296 Hessle Road
Hull, HU3 3EA

INVESTMENT

Freehold shop with upper floors

Ground floor tenancy producing £9,000 per annum exclusive

Total accommodation extending to c.145.47 sq m (1,566 sq ft)

Prominent position between Cooplands and Budgens

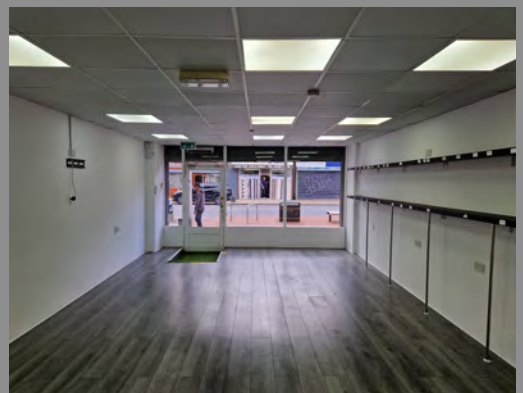
Upper floors require refurbishment throughout with scope for a spacious 3 bed flat

Enclosed rear yard

Guide Price £110,000

Scotts
01482 325634



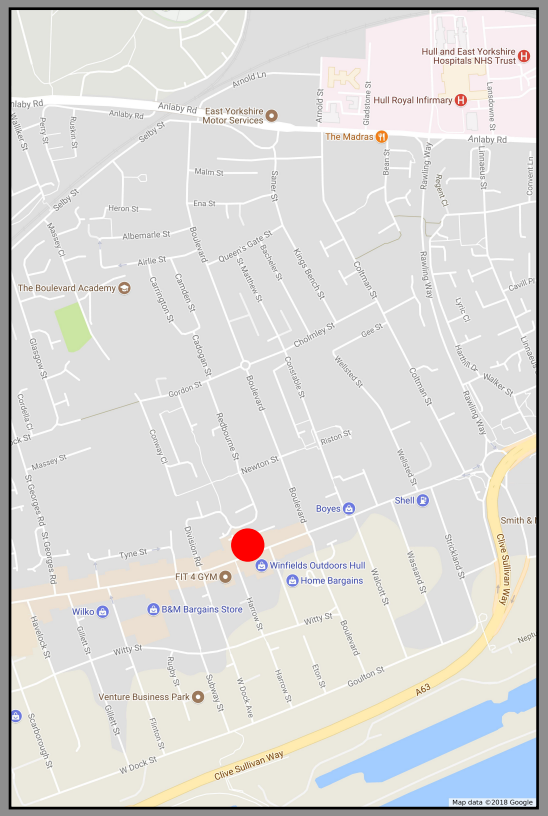






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LOCATION

The property is situated on the north side of Hessle Road approximately 2 miles west of Hull City Centre. Forming part of an established district shopping centre serving a high density residential catchment. Neighbouring occupiers include a number of national, regional and local including Cooplands, Heron Foods, Budgens and William Hill.

DESCRIPTION

The property comprises a two storey mid terrace of brick construction beneath a pitched concrete tile covered roof. The ground floor benefits from pavement-level access, a single glazed timber shop front and an external electric security shutter. Internally there is a regular shaped sales area, stores, kitchen and WC.

The first floor accommodation is accessed via an external steel staircase to the rear via a ten foot off Rosamond Street. Internally the upper floors comprise a front room, middle room and bathroom with separate WC and 2 attic rooms. The upper accommodation requires complete refurbishment throughout.

ACCOMMODATION

Ground floor		
Main Sales	68.4 sq m	(736 sq ft)
Kitchen	3.3 sq m	(36 sq ft)
Upper Floors		
Potential for 3 bed flat	73.77 sq m	(794 sq ft)
Total	**145.47 sq m**	**(1,566 sq ft)**

TENANCY

The ground floor is occupied under an FRI lease at a passing rent of £9,000 p.a.exc. expiring 12 November 2026.

RATEABLE VALUE

The ground floor is described as “Shop and Premises” with a rateable value of £6,400 (2026 Rating List). Occupiers may be eligible for small business rates relief subject to tenant status.

DISPOSAL TERMS

The freehold property subject to the current occupation is offered For Sale at a guide price of £110,000.

ENERGY PERFORMANCE RATING: C (55)

LEGAL COSTS

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

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

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