

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)

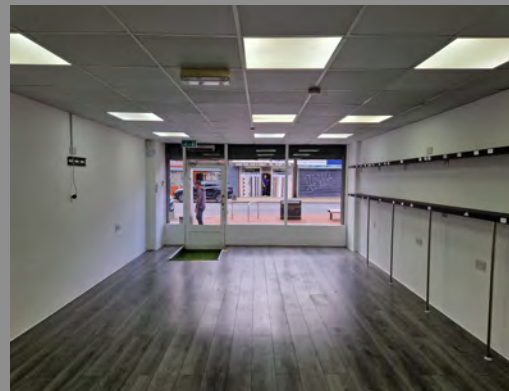
Prominent position between  
Cooplands and Budgens

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

Enclosed rear yard

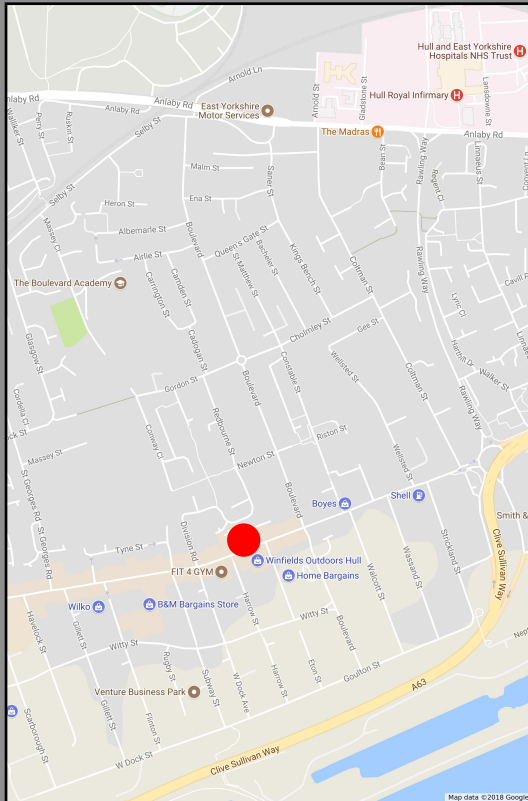
**Guide Price £110,000**

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## 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

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

## 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 payable.

## FURTHER INFORMATION AND TO VIEW

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