347 Holderness Road,
Hull, HU8 8RD

FOR SALE (MAY LET)

Freehold Retail Opportunity

Total accommodation
103.6 sq m (1,115 sq ft)

Situated in a busy shopping location

Permitted Use Class E
(café, general retail, office & professional services)

Eligible for small business rates relief subject to a qualifying occupier

Guide Price £90,000
Rent on Aplication

Scotts
01482 325634



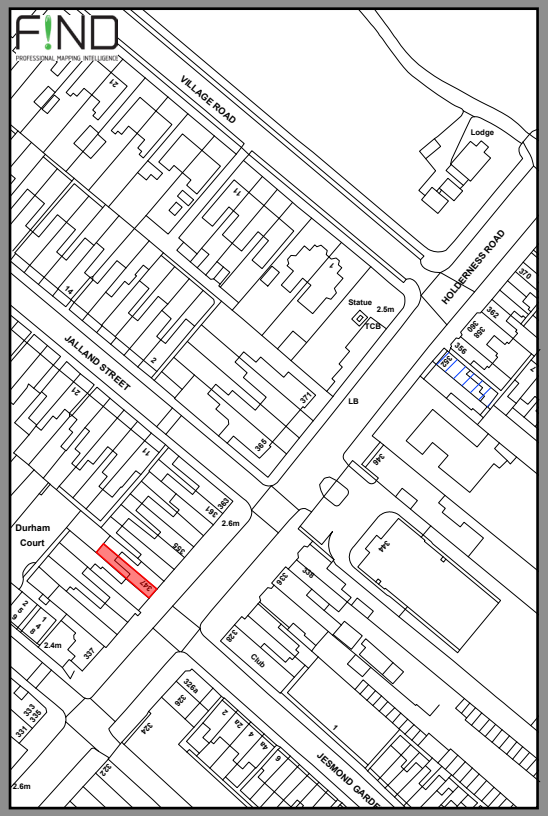






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Not to Scale - For Identification Purposes Only

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

LOCATION/DESCRIPTION

The subject property is located on the north side of Holderness Road (A165) approximately 2 miles east of Hull city centre. Holderness Road is a major arterial route, receiving a high volume of passing traffic to and from the east of the city centre. The property has prominent frontage with a large surrounding residential catchment.

The two-storey mid-terrace property is of brick construction beneath a pitched concrete tile clad roof. There is a rear single-storey projection of similar specification leading to an enclosed garden. A concrete surfaced forecourt measures to a depth of c.4m.

Internally, the accommodation provides the main sales area with a rear store, staff kitchen and WC. The first floor provides additional storage space separated into 3 rooms. The main sales benefits from a full height shop front secured externally with an electric roller shutter. We understand the property to have mains electric, water and drainage connected.

ACCOMMODATION

Ground Floor		
Main Sales	43.9 sq m	(473 sq ft)
Kitchen/Store	9.4 sq m	(101 sq ft)
First Floor		
Storage	50.3 sq m	(541 sq ft)
Total	**103.6 sq m**	**(1,115 sq ft)**

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £6,300 (April 2026). Under current legislation, a qualifying small business will benefit from 100% exemption under the small business rates relief scheme.

LEASE TERMS

The freehold property is available For Sale with vacant possesion at a guide price of £90,000. A new full repairing and insuring lease may also be available. Contact the agent for more details.

LEGAL COSTS

For a sale, each party will be responsible for their own costs together with any Stamp Duty Land Tax payable. For a lease, the ingoing Tenant will be responsible for all parties' reasonable legal fees incurred from this transaction.

ENERGY PERFORMANCE RATING: E (111)

FURTHER INFORMATION AND TO VIEW

Contact Rose Cardwell rose@scotts-property.co.uk 07739 590596

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