

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 Application

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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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)
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<b>Total</b>	<b>103.6 sq m</b>	<b>(1,115 sq ft)</b>
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## 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 possession 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 incoming 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 Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7264**

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