



HIGH STREET PROPERTY / CLASS E
3 College Street Sutton on Hull, Hull HU7 4UE



**FOR
SALE**

Price: £200,000
Ground Floor Area
1,300 Sq ft / 121 Sq M

Viewing Strictly through the sole agent.

Barker Proudlove

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**RETAIL UNIT WITH SELF CONTAINED FLAT
(PART INCOME PRODUCING)**

Location:

The premises are located on College Street in Sutton village, to the north east of Hull City Centre. The property is situated within the Sutton Village Conservation Area with the village centre offering local amenity via similar retail units, having a mixture of local and regional traders.

The premises were most recently used as a Bookmaker on ground floor, which is now vacant, and offers a substantial frontage to College Street. The first floor flat is currently let on an AST.

Demise:	Sq Ft	Sq M
Ground Floor	1300	120.77
First Floor Residential	Not inspected	

Tenure:

Freehold, subject to an AST on the first floor flat which currently produces an income of £4,800 per annum. Further information is available upon request.

Proposal:

Offers in excess of £200,000.

Business Rates:

The premises currently has a rateable value of £12,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

The property is exempt from VAT.

Date Prepared:

October 2020

Subject to Contract

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