

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 302 Holderness Road, Hull, HU9 2LH



Price: Offers in the region of £250,000 Total Floor Area 3,185 Sq ft / 295.90 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

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Location:

The property is situated approximately 1.5 miles east of Hull City Centre on the main arterial route into the city from the north east. Holderness Road remains a popular retail pitch with a range of national and independent occupiers such as; Boots, Cashino, William Hill and Heron Frozen

Ground floor comprises of the main banking area, cashier and counting area strongroom and store. First floor offices/stores and second floor derelict former residential area.

The former bank occupies a double unit on a prominent corner benefitting from a return frontage and 2 private car parking spaces. It represents a good redevelopment opportunity with the possibility of converting the upper floors into residential use subject to the necessary planning consents.

Sale Price:

Offers in the region of £250,000

Tenure:

Freehold.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Floor Area Schedule	sq.m.	sq.ft.
Ground Floor	157.90	1,700
First Floor	92.90	1,000
Second Floor	45.10	485
TOTAL	295.90	3,185

Business Rates:

The premises currently has a Rateable Value of £23,500.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business.

More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date prepared:

August 2023

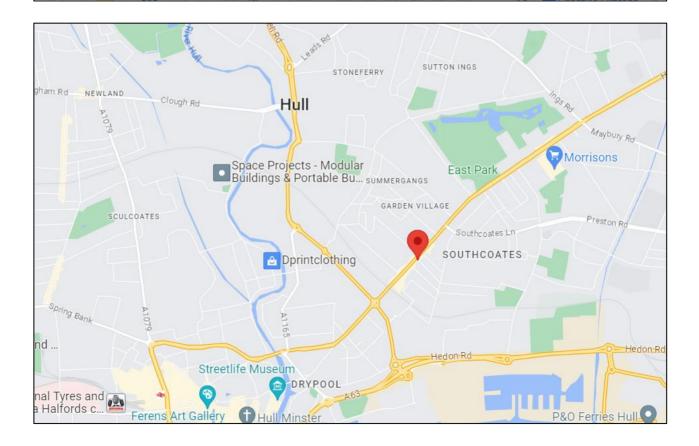
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction

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