

HIGH STREET PROPERTY / CLASS E  
65 & 65a Princes Avenue, Hull HU5 3QX



**Price: £200,000**

**Ground Floor Area**

621 Sq ft / 58 Sq M

**UNDER  
OFFER**

**Viewing Strictly through the sole selling agent.**

**Barker Proudlove**

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**FREEHOLD FOR SALE WITH VACANT  
POSSESSION - GROUND FLOOR SHOP PLUS  
SELF-CONTAINED FLAT****Location:**

The subject premises are located on Princes Avenue, a sought after retail location benefitting from daytime and evening economy. There is a mixture of local niche retailers situated on Princes Avenue as well as a number of Café Bars and Restaurants.

Access to the self contained flat is directly off Princes Avenue to the left of the ground floor shop.

**Proposal:**

Guide Price: £200,000

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
65 Princess Avenue - GF Shop	621	57.7
65a Princes Avenue - Flat	not measured	

**Tenure:**

Freehold with vacant possession

**Business Rates:**

The premises currently has a rateable value of £6,700. For further details visit Gov.uk or contact the business rates department at the local authority.

**Council Tax:**

Band A

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](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating - B

**Legal Costs:**

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

**VAT:**

We have been advised by our client that the property is exempt from VAT.

**Date Prepared:**

March 2022

Subject to Contract

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