

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

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



Price: £200,000 Ground Floor Area 621 Sq ft / 58 Sq M

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:

Demise:Sq FtSq M65 Princess Avenue - GF Shop62157.765a Princes Avenue - Flatnot 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.

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. March 2022

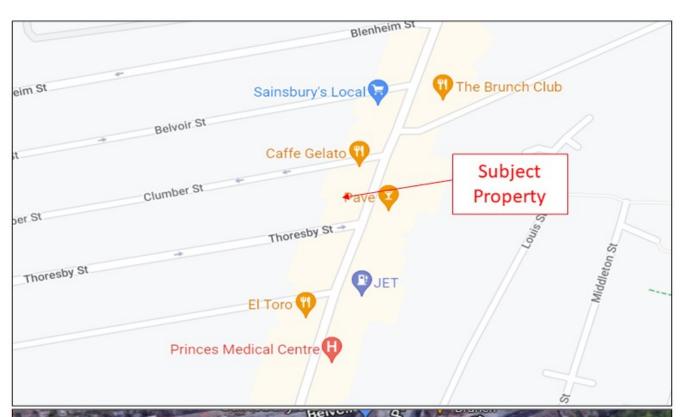
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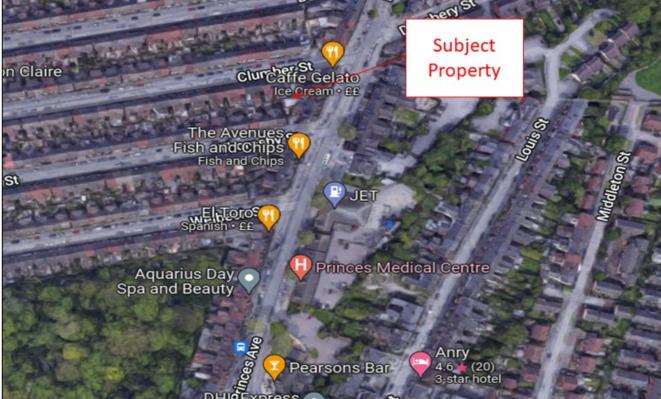


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