

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E 400-404 Anlaby Road, Hull, Hull HU3 6QP



Price: £250,000

Total Area 5,296 Sq ft / 492 Sq M

Viewing Strictly through the sole selling agent.

Barker Proudlove

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FREEHOLD FOR SALE WITH VACANT POSSESSION - GROUND FLOOR SHOP & SELF CONTAINED UPPER FLOORS SUITABLE FOR OFFICE USE OR RESIDENTIAL CONVERSION

Location:

The premises are located on the north side of Anlaby Road approximately 2 miles west of Hull City Centre. The premises occupy an end terrace position in a small parade of shops in a densely populated residential area. The property has good road links to the city centre, western suburbs and A63.

The three story property consists of a ground floor lock up shop, previously occupied by a bookmaker, which can be accessed off the Anlaby Road frontage. The first and second floors have their own separate access off the Anlaby Road frontage and therefore there is potential to convert the upper floors for office or residential use (STP).

Proposal:

Guide Price: £250,000 *REDUCED*

Accommodation:

The premises comprise the following approximate floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,388	222
First Floor	2,099	195
Second Floor	809	75

Tenure:

Freehold with vacant possession.

Business Rates:

The ground floor currently has a rateable value of £19,750. The first and second floor premises have a rateable value of £6,400. For further details visit Gov.uk or contact the business rates department at the local authority.

EPC:

Energy Performance Asset Rating - C

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:

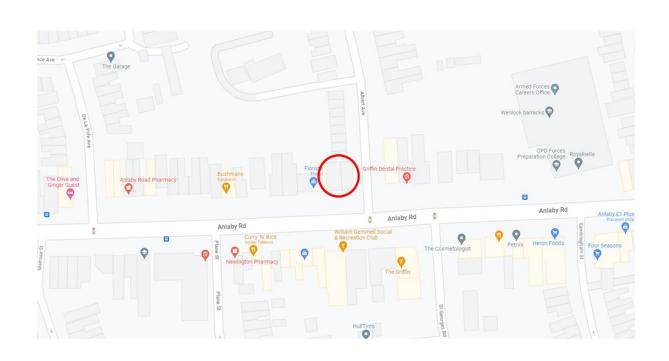
April 2023

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