

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

**FOR
SALE**

Viewing Strictly through the sole selling agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

Kiera McLaughlin

Mob: 07591 835776

Email: kiera@barkerproudlove.co.uk

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

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. April 2023

