

FOR SALE

**346 HOLDERNESS ROAD
HULL
HU9 3DQ**

- Large retail unit suitable for a variety of uses, subject to planning.
- Provides ample storage space on the ground floor.
- Second floor suitable for conversion to flats.
- Situated in a prominent trading position on Holderness Road.
- Located one mile to the east of Hull City Centre.



RETAIL

4,717 sq.ft. (438.21 sq.m.)

Price / Rent
£130,000

Enquiries

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Location

The property is situated approximately 2 miles to the east of Hull City Centre along Holderness Road, which is one of the main arterial routes into Hull. Holderness Road is a sought after retail location comprising of both national and local retailers in close proximity to the subject property. The property is located on the south side of Holderness Road which has become a popular location for retailers.

Description

The property comprises of a three storey commercial unit which provides a large ground floor retail space which benefits from ancillary storage at the rear. The first floor can provide additional retail space, storage or conversion into residential flats, subject to planning.

There is also a large plot of land to the rear, which is accessible through the rear of the unit.

Accommodation

	SQ FT	SQ M
Ground Floor	3,015	280.09
First Floor	1,325	123.09
Second Floor	377	35.02

Service Charge

There is no service charge implemented on this property.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

EPC Rating

A copy of the EPC certificate is available upon request.

Business Rates - 2019/20

RATEABLE VALUE	RATES PAYABLE
£10,500	

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

From 1 April 2019 eligible rate payers receive 100% relief on properties with a rateable value of £12000 or less. For properties with a rateable value of £12001 to £15000 the rate of relief will go down gradually from 100% to 0%. Further information available from the Local Authority.

Terms

The freehold is available with vacant possession whereby we have been appointed to seek offers in the region of £130,000.

GARNESS JONES
CHARTERED SURVEYORS
 79 Beverley Road, Hull, HU3 1XR

