

FOR SALE

153 NEW BRIDGE ROAD

HULL, EAST YORKSHIRE, HU9 2LP

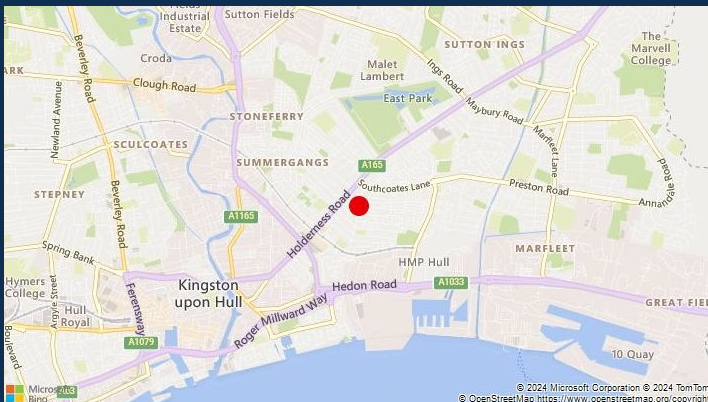
**GARNESS
JONES**

Price - £125,000 Offers in the region of

Commercial Investment
485 - 871 sq.ft. (45.06 - 80.92 sq.m.)

Property Features

- Comprising of a ground floor retail unit and first floor 1 bedroom flat.
- 1 car parking space adjacent to the property available with the commercial unit.
- First floor producing £461 per calendar month, £5,532 per annum.
- Ground floor retail unit producing £6,300 per annum



Enquiries

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Location

The property is located on New Bridge Road lying approximately 1 mile to the east of Hull City Centre and runs parallel to, and within walking distance of, Holderness Road, which is the main arterial road leading into Hull City Centre from the east. New Bridge Road is occupied by a number of retail outlets and is within a densely populated residential area.

Description

The property comprises of a ground floor retail unit which was formerly utilized as a hair salon and provides front sales, kitchen and WC facilities to the rear. The property benefits from electric roller shutter door to the front, adjacent single car parking space and Class E Use . the ground floor is currently being utilised as sun bed shop. Producing £6300 per Annum. The first floor consists of a 1 bedroom self-contained flat which is producing £461 per calendar month, £5,532 per annum on an assured shorthold tenancy agreement.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor Retail Unit	485	45.06
First Floor Self-Contained Flat	386	35.86

Service Charge

There is no service charge applicable to this property.

EPC Rating

The retail unit has an EPC Rating in Band C.
The first floor flat has an EPC Rating in Band E.

Services

The premises are connected to mains drainage, water and electricity. It is advised that interested parties check the availability for their own purposes.

Business Rates - 2023/24

RATEABLE VALUE RATES PAYABLE

£4,100	
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This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

We have been appointed to seek offers in the region of £125,000 for the freehold interest subject to the existing first floor which is let on an assured shorthold tenancy agreement paying £5,532 per annum, £461 per calendar month.



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www.garnessjones.co.uk

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