

900-904 SPRING BANK WEST

HULL, HU5 5BL

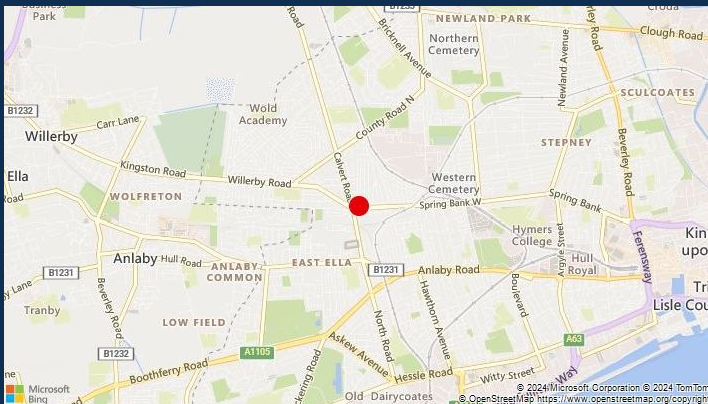
**GARNESS
JONES**

Price - £315,000 (Offers in the region of)

Commercial Investment
3,075 sq.ft. (285.67 sq.m.)

Property Features

- Commercial investment currently providing a combined income of £26,000 pa
- 3 self contained retail units
- Located on an established parade of retail shops
- The Freehold is available subject to existing tenancies



Enquiries

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Location

The property is located 3 miles west of Hull City Centre on Spring Bank West which is the main arterial road leading to the City Centre from the western suburbs of Hull. The property is located on an established parade of retail shops including a mixture of retail, takeaway and office and is close to the Heron, which is off The Calvert Lane, Priory Road and Willerby Road roundabout.

Description

The Property comprises of three self contained 2 storey retail units. They all benefit from large display windows to the front with electrical roller shutters. 900 is occupied by Esquire, this comprises of a hairdressing salon to the ground floor and a tattoo studio, kitchen and wc facilities to the upper floors. 902 is Occupied by Hing Wins Chinese takeaway, this comprises of a waiting area to the front, kitchen area and storage. 904 is occupied by BD Bathrooms, to the ground floor there is a showroom and storage, to the upper floors there are multiple rooms used for storage wc and kitchen facilities. The property is currently producing a combined income of £26,700 pa.

Accommodation

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

	sq.ft.	sq.m.
900 Springbank West Ground	545	50.63
900 Springbank West Upper	466	43.29
902 Springbank West Ground	500	46.45
902 Springbank West Upper	466	43.29
904 Springbank West Ground	493	45.8
904 Springbank West Upper	605	56.2

EPC Rating

An EPC is available for inspection upon request.

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.

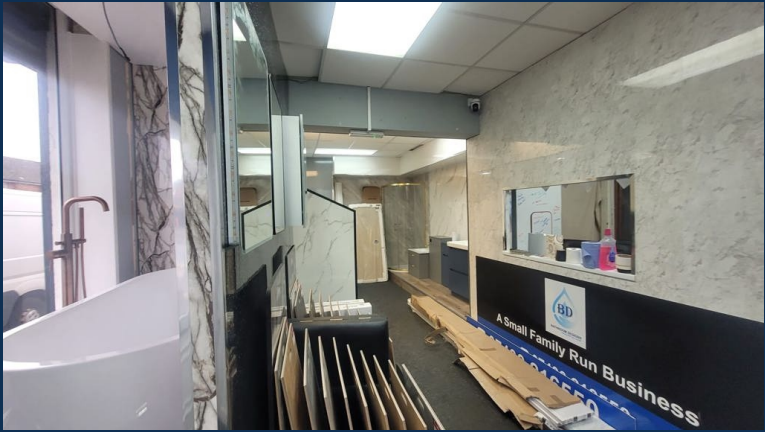
Business Rates - 2024/25

900, Spring Bank West, Hull £5,800
902, Spring Bank West, Hull £4,850
904, Spring Bank West, Hull £4,850

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

Terms

We have been appointed to seek offers in the region on £315,000 for the freehold interest. With net Initial yield of 8.22% and after purchase cost of 3.17%



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www.garnessjones.co.uk

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