



On the instructions of M D W Hardy & T L Simmons of Sanderson Weatherall LLP, as joint Fixed Charge Receivers

# FOR SALE

## RETAIL / RESIDENTIAL INVESTMENT

75 Princes Avenue, Hull, HU5 3QU



Sanderson  
Weatherall





## Key Points

- Mixed use retail / residential investment
- Prominent position on corner of Clumber Street
- Ground floor shop let as a convenience store
- Flat to upper floors let on ASHT
- Good opportunity for a private buyer
- Current income £23,800pa
- Freehold
- Guide Price £195,000

## Location

The property occupies a corner position at the junction of Princes Avenue and Clumber Street. This is a mixed use area approximately two miles to the west of Hull City Centre via Spring Bank. There is a public house immediately opposite the property and there are a number of other food and drink establishments in the vicinity including a Sainsburys convenience store on the same block. The locality has a strong evening economy and is a popular alternative to the city centre for socialising. The surrounding streets are of a high density residential nature and have a large student population along with a multicultural community.

## Description

The property is located at the end of a terrace of similar properties and is of two storey traditional brick construction under a replacement concrete tile roof.

The shop has a corner entrance with windows to both the Princes Avenue and Clumber Street frontages. It is fitted out to a reasonable standard including an internal security shutter. There is an annex building to the rear. There is an enclosed rear yard.

To the upper floors there is a self contained flat providing kitchen / living area and three bedrooms each with an ensuite shower room.



## Accommodation

Ground floor retail: 32.6 sq m (351 sq ft)  
 Ground floor storage: 12.1 sq m (130 sq ft)  
 Ground floor annex: 76.0 sq m (818 sq ft)  
 Residential to upper floors: 87.8 sq m (944 sq ft)

## Lease Terms and Price

The ground floor shop is let to Mr D Z Amin for a term of 5 years from 6 February 2025 at a rent of £13,000 for the year. There is a fixed rent increase to £13,600 for the second year, then annual increases to market rent thereafter. The lease is effectively on a full repairing and insuring basis.

The living accommodation is let by way of an Assured Shorthold Tenancy on a furnished basis at a rent of £900 per calendar month. The tenants have been in occupation since 2019.

The guide price is £195,000

## Local Authority

Kingston upon Hull City Council

## Local Authority Charges

The shop has a Rateable Value of £8,900. The flat is in Band A for Council Tax purposes.

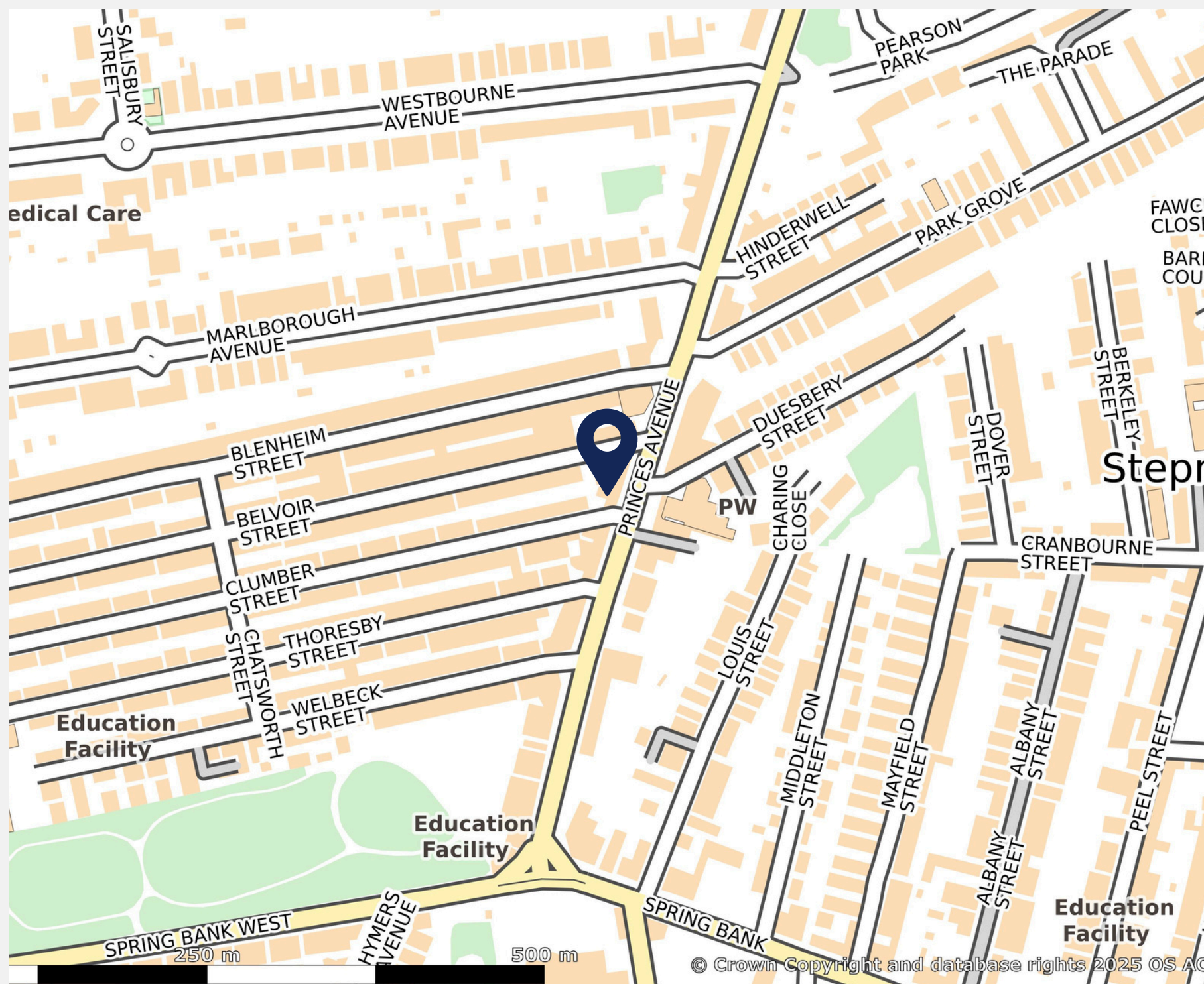
**EPC:** Shop C (67). Flat D (60)

## Services

All mains services are understood to be connected to the property.

## VAT

The price quoted is exclusive of VAT. VAT is not applicable to this transaction.



## Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

## Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley  
07971 875863  
[carl.bradley@sw.co.uk](mailto:carl.bradley@sw.co.uk)

Rob Hutchinson  
07903 141594  
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