24 Albion Street, Hull, HU1 3TH

FOR SALE

Substantial 3 storey premises plus basement & attic together with a rear projection and detached Coach House to Baker Street

The ground, first and second floors each provide 72.7 sq m (780 sq ft) G.I.A. plus attic

The basement bar totals c.773 sq m (832 sq ft)

A two-storey rear flat projecting from the main building plus the Coach House provide c.153 sq m (1,647 sq ft)

Total accommodation c.500 sq m (5,377 sq ft) with rear parking for c.5/6 cars

Current income from the basement, rear flat and Coach House of £15,360 p.a. gross

The vacant ground floor to attic is a former dental surgery with fixtures & fittings remaining

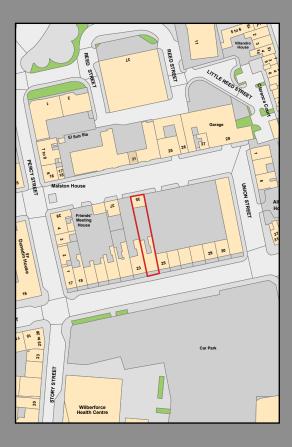
Guide Price £350,000

Scotts 01482 325634



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LOCATION/DESCRIPTION

The property is located within Hull city centre on the north side of Albion Street. There is substantial development underway on the Bond Street/Albion Street car park opposite. The property is outlined in red on the plan opposite, for identification purposes only

The mid-terrace property is Listed and forms part of a substantial Georgian terrace. It is of traditional brick construction primarily under pitched slate clad roofs with steps to a raised ground floor with internal access to first, second and attic levels. There is a self-contained basement bar and a two-storey rear projection providing a self-contained flat. To the rear of the site is a Coach House fronting Baker Street off which there is a vehicle entrance to a central car parking area.

The two flats and basement generate a rental income. The remainder has been a dental surgery which is vacant but with fixtures and fittings remaining. Such a use could be re-established, or the property could offer alternative commercial options or conversion to residential use subject to necessary consents.

ACCOMMODATION

 Ground Floor
 72.7 sq m
 (782 sq ft) GIA

 First Floor
 72.7 sq m
 (782 sq ft) GIA

 Second Floor
 72.7 sq m
 (782 sq ft) GIA

 Attic
 51.3 sq m
 (552 sq ft) GIA

 Basement Bar
 77.3 sq m
 (832 sq ft) GIA

Two-storey rear projection (Flat) c. 78.0 sq m (840 sq ft) - estimated/not inspected Rear Coach House c. 75.0 sq m (807 sq ft) - estimated/not inspected

Parking for 5 / 6 cars.

RATEABLE VALUE/COUNCIL TAX

Rateable values that we understand are attributed to the various parts should provide full rate relief for a qualifying small business. As a listed property, there should be no void rates payable. We believe the residential units are either in Band A or B for Council Tax purposes.

DISPOSAL TERMS

The property is available For Sale freehold at a guide price of £350,000.

We understand the current rent generated from parts let is:

Basement Bar £6,420 p.a.exc.

Projecting Rear Flat £4,740 p.a. (annual equivalent under an AST @£395 p.c.m.)
Coach House £4,200 p.a. (annual equivalent under an AST @£350 p.c.m.)

LEGAL COSTS

Each party will be responsible for its own legal costs with the purchaser responsible for any Stamp Duty Land Tax payable.

ENERGY PERFORMANCE RATINGS: TBC

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Will O'Brien will@scotts-property.co.uk 07801 885302

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