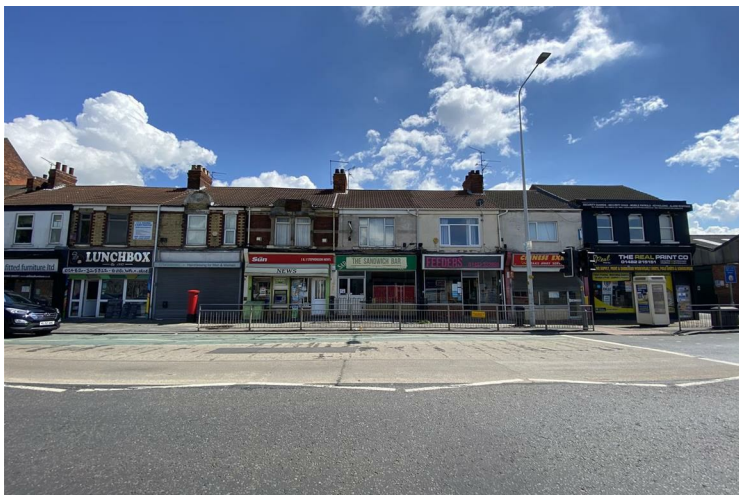




80 New Cleveland Street Kingston upon Hull

£85,000
Freehold

- Investment Property
- Mixed Commercial & Residential Freehold
- A5 Hot food takeaway licence
- Last operation as sandwich shop
- Contents and furnishings included
- Mixed commercial & residential freehold
- Vacant possession
- A5 Hot Food Takeaway license
- Flat in need of renovation
- Suitable for owner occupation



Opportunity available to purchase the entire freehold of the property comprising of a ground floor commercial premise and first floor residential flat with separate access.

GROUND FLOOR - commercial unit -

Commercial unit with fenced off front area for customers

Customer service area - 32.9m² - with variety of appliances suitable for providing hot and cold takeaway food.

Preparation area - 17.3m² - with commercial fridge, sink drainer and oven and hob

WC room

Access to rear yard

FIRST FLOOR - residential flat

1 bedroom flat (accessed) via metal staircase

Bathroom - 4.6m²

Kitchen - Rear addition - 8m² - Fitted kitchen

Living room - rear main room - 16.9m²

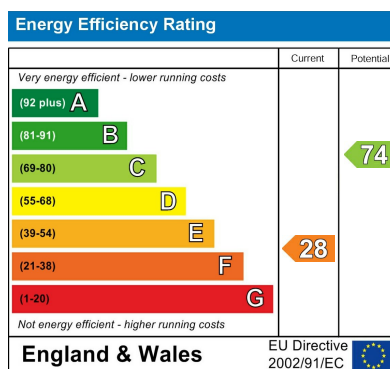
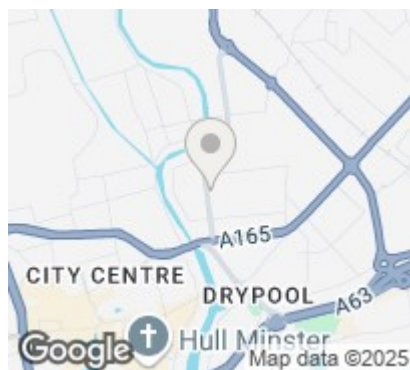
Bedroom - front main room 16.8m²

Non-Domestic Energy Performance Certificate - Rating 78 (D)

Further information:

Council tax band - A

Tenure - Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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