

845 Anlaby Road,  
Hull, HU4 6DJ

# FOR SALE

Detached premises comprising shop with  
4/5 bed living accommodation to the rear  
ground and first floor levels

Prominently positioned on the south side of  
Anlaby Road at its junction with Belgrave  
Drive to the west of Hull city centre

Ground floor sales – 600 sq ft (55.8 sq m)  
Rear sitting room/kitchen and hallway,  
seperate with its own front entrance leading  
to 4/5 bedrooms at first floor

The property has a substantial tarmacadam  
forecourt together with enclosed gardens  
and a garage accessed off Belgrave Drive

The freehold is available For Sale with full  
vacant possession

**Guide Price £230,000**

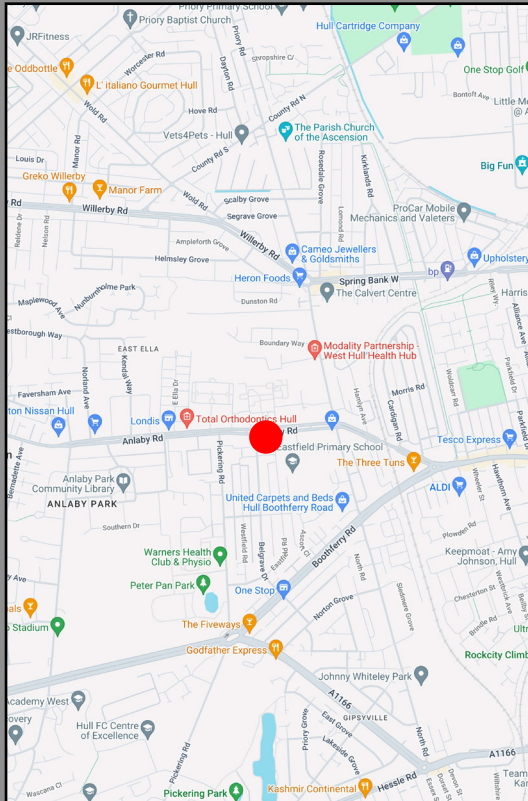
**Scotts**  
01482 325634





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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is prominently positioned on the south side of Anlaby Road at its junction with Belgrave Drive, some 3-4 miles or so west of Hull city centre.

The detached property is of traditional brick construction built to two-storey height beneath pitched tile clad roofs with forecourt/ garden areas and access to a single garage via a driveway off Belgrave Drive. The ground floor provides a sales area with access to a rear sitting room and kitchen together with a hallway and stairs to the first floor. This also be independently accessed from the front via an entrance adjacent to the shop. The first floor provides 4 bedrooms together with a box room, bathroom and separate WC. One of the bedrooms is currently used as a first floor lounge.

The property has a mix of uPVC and aluminium frame double glazed windows and gas fired heating to wall mounted radiators.

## ACCOMMODATION (Main dimensions)

### Ground Floor

Shop	c. 55.7 sq m	(600 sq ft)
Sitting Room	4.12m x 3.6m	(13'7" x 11'11")
Kitchen	1.8m x 4.4m	(6'0" x 14'5")
Hallway & Stairs	-	-

### First Floor

Front beds	4.3m x 4.5m	(14'1" x 14'7")
	2.9m x 3.2m	(9'4" x 10'6")
Side bed (lounge)	4.7m x 3.2m	(15'5" x 10'4")
Box room	2.3m x 2.6m	(7'7" x 8'7")
Bathroom	1.9m x 1.8m	(6'1" x 5'10")
WC	-	-
Rear bed	3.2m x 1.9m	(10'6" x 6'1")

## RATEABLE VALUE/COUNCIL TAX

The shop has a rateable value of £5,000 RV which under current legislation provides full rate relief for a qualifying small business. The residential element is in Council Tax band 'A'.

## DISPOSAL TERMS

The property is available For Sale freehold with full vacant possession at a guide price of £230,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

## ENERGY PERFORMANCE RATING: Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496 or Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

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