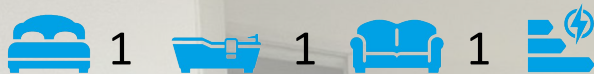




37 Berkshire Street, Hull, HU8 8TJ

Asking Price £95,000



INVESTMENT PROPERTY FOR SALE

Commercial Shop with hot food use and a self contained flat above.
Both flat & shop are currently fully let and achieving a collective rent of £10,140 per annum. 10.6% gross return!

Both premises have separate utility supplies, so can be rented out separately, but have the advantage of being on one freehold land registry title.

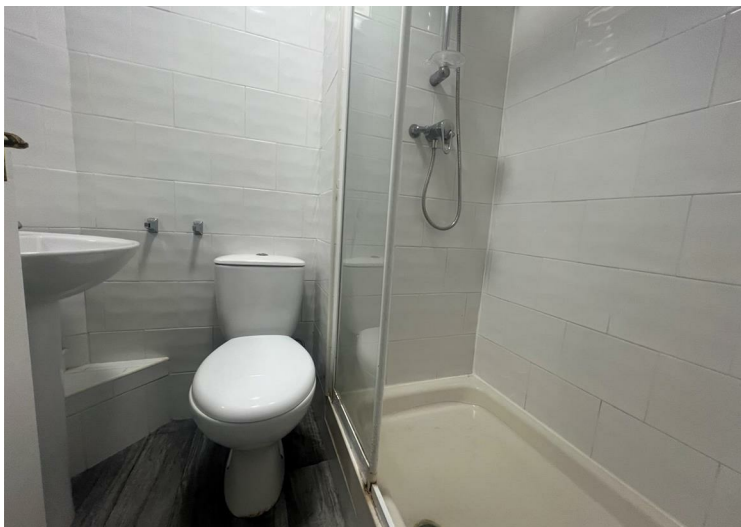
Flat has recently been fully-refurbished & consists of a downstairs newly fitted kitchen with with integrated oven & hob. Upstairs there is a large lounge & double-bedroom onto an open roof-terrace - very rare in most 1-bedroom properties! Double-glazing & gas central heating throughout.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.