

For Sale



Hull

400-404 Anlaby Road, HU3 6DP

Total Area: 5,296 sq ft / 492 sq m

Guide Price - £250,000 ***REDUCED***

Location & Description:

- **Freehold for sale with vacant possession.**
- **Ground floor shop with self-contained upper floors suitable for office use or residential conversion (STP).**
- **The subject premises are located on Anlaby Road, 2 miles west of Hull city centre, occupying an end terrace in a small parade of shops. Good road links to the city centre, western suburbs and A63.**
- **Upper floors have their own separate access off Anlaby Road.**

Demise:

Ground Floor 2,388 sq ft 222 sq m

First Floor 2,099 sq ft 195 sq m

Second Floor 809 sq ft 75 sq m

Price:

Guide Price - £250,000 *REDUCED*

Tenure:

Freehold with vacant possession.

Business Rates:

Rateable Value (April 2023) -

£19,750 (ground floor)

£6,400 (upper floors)

EPC:

Energy Performance Asset Rating - C

Legal and professional fees:

Each party to bear their own legal fees.

Contact Us:

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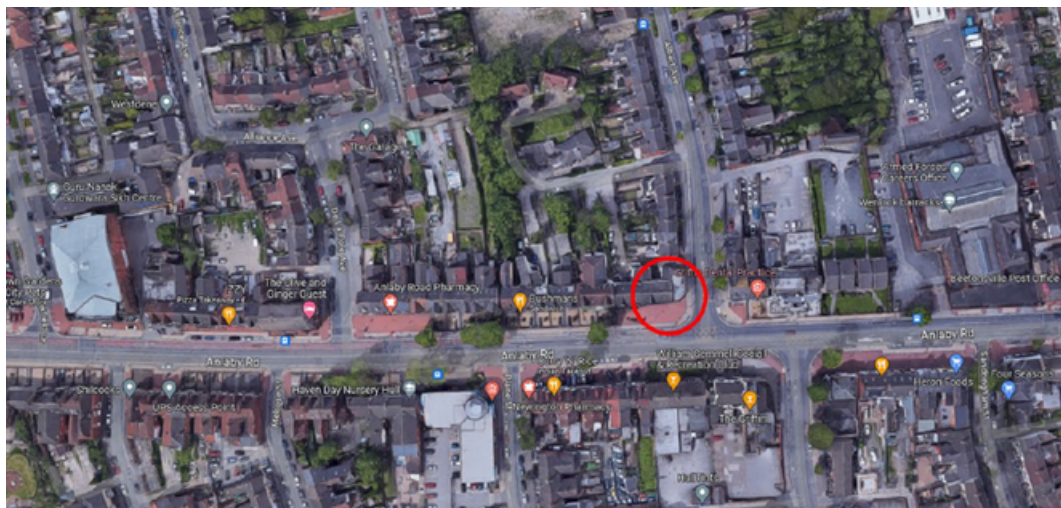
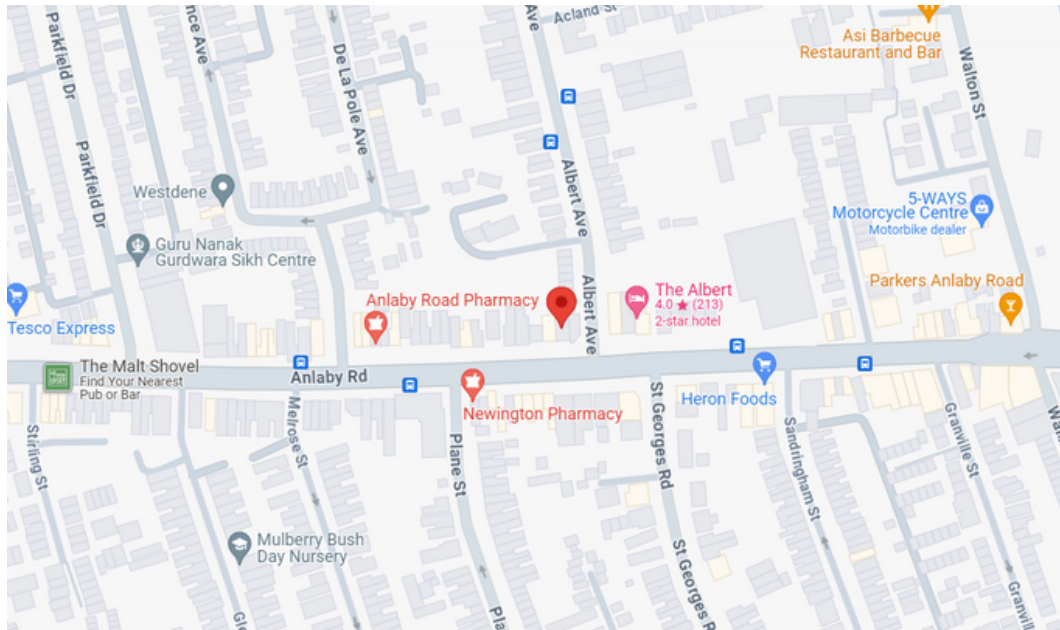
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Date Prepared: March 2024



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