



**barkerproudlove**  
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E  
302 Holderness Road, Hull, HU9 2LH



**FOR  
SALE**

**Price:** Offers in the region of **£250,000**  
**Total Floor Area**  
3,185 Sq ft / 295.90 Sq M

**Viewing strictly through the sole agent.**

Barker Proudlove

James Moss 07977 278229

[jmoss@barkerproudlove.co.uk](mailto:jmoss@barkerproudlove.co.uk)

Simon Colley 07966 181708

[simon@barkerproudlove.co.uk](mailto:simon@barkerproudlove.co.uk)

**In partnership with:**



**CUSHMAN &  
WAKEFIELD**



**Location:**

The property is situated approximately 1.5 miles east of Hull City Centre on the main arterial route into the city from the north east. Holderness Road remains a popular retail pitch with a range of national and independent occupiers such as; Boots, Cashino, William Hill and Heron Frozen Food.

Ground floor comprises of the main banking area, cashier and counting area strongroom and store. First floor offices/stores and second floor derelict former residential area.

The former bank occupies a double unit on a prominent corner benefitting from a return frontage and 2 private car parking spaces. It represents a good redevelopment opportunity with the possibility of converting the upper floors into residential use subject to the necessary planning consents.

**Sale Price:**

Offers in the region of £250,000

**Tenure:**

Freehold.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

Floor Area Schedule	sq.m.	sq.ft.
Ground Floor	157.90	1,700
First Floor	92.90	1,000
Second Floor	45.10	485
<b>TOTAL</b>	<b>295.90</b>	<b>3,185</b>

**Business Rates:**

The premises currently has a Rateable Value of £23,500.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business.

More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date prepared:**

August 2023

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction*

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020



