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# By Public Auction

**679 Holderness Road, Hull, HU8 9AN**

- For Sale By Public Auction
- Brantingham Park - HU15 1HX
- Vacant Retail Unit with Residential Accommodation Above
- Retail Area with Kitchenette, WC and Store Room
- Lounge and Bathroom
- Wednesday 18th September 2024
- Registration from 6:00pm to start at 6:30pm
- Requiring Some Improvements and Repair
- Two Bedroom First Floor Flat
- Main Road Location

**Auction Guide £90,000**



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# 679 Holderness Road, Hull, HU8 9AN

\*FOR SALE by PUBLIC AUCTION - 18th September 2024 - To be held at Hull Ionians RUFC - BRANTINGHAM PARK - Brantingham Road, Elloughton, HU15 1HX - Registration from 6:00pm - Auction to commence from 6:30pm - FOR FURTHER DETAILS AND TO REGISTER YOUR INTEREST PLEASE CONTACT LEONARDS on 01482 375212\* Guide Price £90,000.

Vacant retail unit with residential accommodation above. Divided to form a ground floor retail area with storage and first floor flat. Requiring some improvements and repair the building comprises:- Entrance into retail unit, rear lobby with GF and kitchenette, rear room/store area. The flat has a front entrance with stairs leading to the first floor accommodation which includes:- Front facing lounge, kitchen, two bedrooms and a bathroom. Rear garden area. Gas fired central heating system and part double glazing.

## Location

Located along Holderness Road, the property is well placed for a host of amenities including the Morrisons supermarket. The city centre is within a short commute which provides an extensive range of shopping, leisure and transport facilities.

## Entrance

Separate entrance into the retail area.

## Retail Area

12'7" x 13'8" + 10'6" x 13'0" (3.856m x 4.175m + 3.212m x 3.966m)

Window to the front elevation

## Rear Area

With storage and access to rooms off.

## Kitchenette Area

4'11" x 8'2" (1.505m x 2.509m)

Sink and base unit. Window to the side elevation and wall mounted gas fired central heating boiler. Side door with access to the outside.

## GF WC

WC

## Rear Area

11'2" x 12'1" (3.421m x 3.695m)

Double aspect with windows to the side and rear elevations and radiator.

## First Floor

Access to all rooms off and two radiators.

## Lounge

17'7" x 13'3" (5.377m x 4.052m)

Two windows to the front elevation and radiator.

## Bedroom One

11'6" to back of wardrobes x 13'3" (3.530m to back of wardrobes x 4.057m)

Window to the rear elevation, radiator and wardrobes.

## Bedroom Two

11'3" max x 9'5" (3.439m max x 2.877m)

Window to the rear elevation and radiator.

## Kitchen

7'7" x 11'1" (2.332m x 3.384m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Electric oven and hob with hood over. Space for freestanding appliances. Window to the side elevation.

## Bathroom

6'10" x 7'2" (2.085m x 2.187m)

Suite of bath withy shower attachment to the taps, wash hand basin and WC. Towel rail radiator, tiling to the walls and window to the side elevation.

## Outside

There is a front forecourt area and rear garden area with passageway access.



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### **Auction Buyers Fees**

Auction Buyers Fees - In addition to any possible vendor solicitor costs and searches, the purchaser will be responsible for the payment of a combined buyers premium and auction administration charge of £825 (£687.50 + VAT). For further clarification, please contact the auctioneers.

### **Energy Performance Certificate**

The building has a current energy rating on the flat of E (43). There is also an energy rating on the ground floor retail area of D (99).

### **Mortgage Advice**

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **Public Auction**

The property is offered for sale By Public Auction. The property will be sold subject to the Contract and Conditions of Sale in the auction pack & any supplementary Special Conditions of Sale, which will be available as part of the auction pack and will be available for inspection 7 days prior to the date of auction at the solicitors and auctioneers offices. Intending purchasers are advised to make any enquiries relating to these contracts and conditions of sale prior to the date of auction as it is not intended to have these read out at the sale.

### **Purchaser Outgoings**

From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00190110067901. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Rateable Value - Shop and premises - Valuation - Current rateable value (1 April 2023 to present) - £3,400 - City and County of Kingston-Upon-Hull - Ref 10190110067901

### **Referral Fees**

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Solicitors**

Bridge McFarland ,19 South St. Mary's Gate, Grimsby, DN31 1JE  
Tel: (01472) 311711  
Michael Searle - acting

### **Tenure**

The tenure of this property is Freehold.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Auction Appraisal**

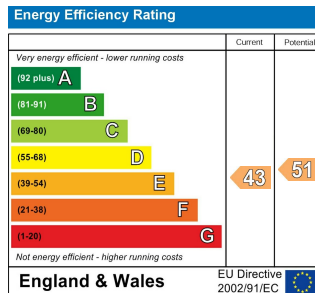
Property renovation, plot of land, tenanted investment, looking to achieve a quick sale at full value, have you ever thought about auction? Why not contact Leonards and speak with one of our auction team for advice or a free no obligation auction appraisal, we hold regular property auction sales throughout the year.



Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

**679 Holderness Road, Hull**



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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