

# Whitakers

Estate Agents



## 35 / 35A Spring Bank, Hull, HU3 1AG

**By Auction £100,000**

For sale by Modern Method of Auction; Starting Bid Price £100,000 plus Reservation Fee.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

A mixed commercial/ residential property situated over four floors, located close to the City Centre - previously used as a hot food takeaway.

## The Accommodation Comprises

### Ground Floor

Sales / Waiting Area 16'4" x 8'11" (maximum measurements) (4.99m x 2.74m (maximum measurements))

High ceiling extending to the first floor. Leads to:

Office / Staff Area 12'9" x 7'3" (maximum measurements) (3.90m x 2.21m (maximum measurements))

Staircase to the first floor.

### Hallway

Leads to the first floor landing.

Preparation Area 11'8" x 11'6" (maximum measurements) (3.58m x 3.52m (maximum measurements))

Open plan to:

Cooking Area 11'10" x 11'2" (maximum measurements) (3.62m x 3.42m (maximum measurements))

Open plan to:

Preparation / Storage Area 18'8" x 11'6" (maximum measurements) (5.71m x 3.51m (maximum measurements))

Double bowled, double drainer sink.

### Rear Lobby

Rear entrance door leading to the yard area.

### Inner Lobby

Leads to Two WC's and a storage space.

### First Floor

#### Inner Hallway

Staircase to landing off.

Reception Area 13'4" x 12'7" (maximum measurements) (4.08m x 3.85m (maximum measurements))

Leads to:

Storage / Reception 21'5" x 12'2" (maximum measurements) (6.54m x 3.73m (maximum measurements))

Two storage cupboards and a window to the rear elevation.

Storage 13'2" x 9'2" (maximum measurements) (4.03m x 2.80m (maximum measurements))

### Second Floor

#### Landing

Storage cupboard and staircase to the landing off.

Bedroom 12'11" x 12'6" (maximum measurements) (3.96m x 3.82m (maximum measurements))

Window to the front elevation.

Bedroom 11'10" x 8'10" (maximum measurements) (3.61m x 2.70m (maximum measurements))

Window to the rear elevation.

Bedroom 9'9" x 7'6" (maximum measurements) (2.98m x 2.30m (maximum measurements))

Window to the front elevation.

### Shower Room

Low flush WC, wash basin and shower cubicle.

### Third Floor

Loft Room 13'4" x 9'11" (4.08m x 3.04m)

Eaves storage. Leads to:

Loft Room 13'3" x 8'6" (4.06m x 2.60m)

### Local Authority

Hull City Council – Business Rates - rateable value as at 1.4.2023 £6000.00

### Council Tax Band

Local Authority - Kingston-Upon-Hull  
Council Tax Band 'A'

### Planning Consent

Class E - Mixed use Shop and Premises.

### Energy Performance Certificate (EPC)

C Rated – valid until 26.8.2024

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

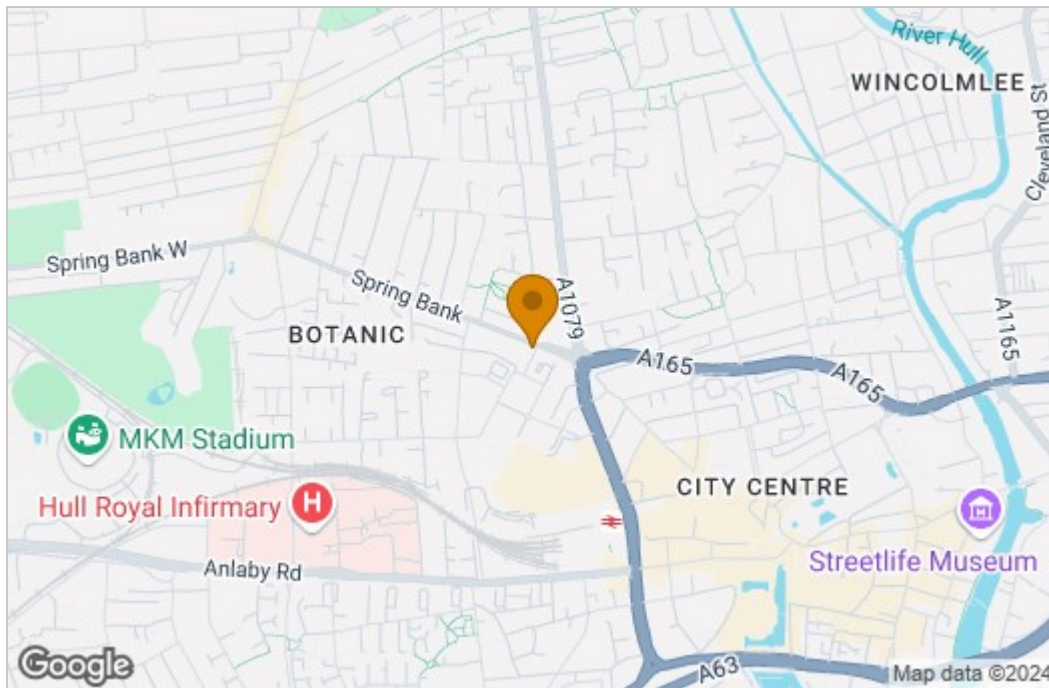


# Floor Plan

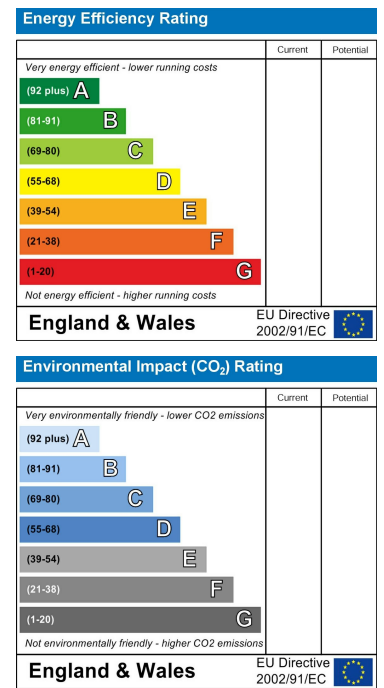


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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.