

# FOR SALE

## EDWARD'S DIY AND KEYCUTTING

180 BEVERLEY ROAD, HULL, HU3 1UP

**BARRY  
CRUX**  **COMPANY**  
CHARTERED SURVEYORS  
VALUERS, PROPERTY CONSULTANTS & AGENTS

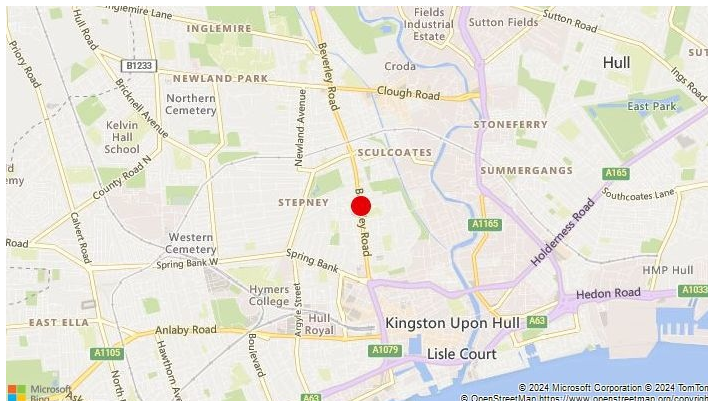
Price - £185,000

RETAIL

154.8 sq.m. (1,666.27 sq.ft.)

### Property Features

- Long established DIY business with key cutting and engraving with significant potential to enhance the business
- Prominent position on busy arterial road with heavy traffic flow and footfall, and close to large residential areas, and university of Hull student living areas
- Easily arranged shop with storage facilities
- Well appointed and finished two bedroom maisonette living accommodation with separate access



Enquiries

Barry Crux & Company  
01904 659990  
admin@barrycrux.co.uk

## Location

The property is located to the west of Hull city centre. From Hull city centre head out along Beverley Road and the property is found around half a mile or so on the right hand side.

## Description

Mid terrace property with frontage directly onto Beverley Road. Two storey traditional construction with purpose developed roof void area. Rear access along 10 foot to rear.

Joint Agents:  
Barry Crux - Barry Crux & Co - 01904 659990  
Paul White - Garness Jones - 01482 312366

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

### Ground Floor:

Shop - 10.77m x 3.74m plus recess.  
Inner Hall - 1.07m x 2.96m  
Kitchenette - 1.42m x 2.06m  
Toilet  
Rear Store/Office - 4.76m x 2.88m  
Store - 4.75m x 2.93m  
Outside - Rear Yard and Side Yard

### Living Accommodation:

Ground Floor Lobby with stairs to First Floor Landing

### First Floor:

Living Room - 4.36m x 6.35m with Kitchenette area  
Rear Bedroom 1 - 4.03m x 4.32m with Ensuite Toilet

### Second Floor:

Bedroom 2 - 5.34m x 4.37m  
Ensuite Bathroom and Dressing Room - 4.03m x 2.66m

	sq.m.	sq.ft.
Ground Floor - Shop	42.38	456.18
Inner Hall	3.17	34.12
Kitchenette	2.93	31.54
Toilet		0
Rear Store/Office	13.71	147.57

## EPC Rating

An EPC has been commissioned and will be available in due course.

## Services

All mains services are connected; gas boiler provides central heating and hot water to the maisonette.

## Local Authority

Hull City Council

## Business Rates - 2024/25

RATEABLE VALUE                      RATES PAYABLE

£4,000

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Terms

The property is freehold. It has the benefit of rear access with or without vehicles along the 10 foot lane.

