

964 ANLABY ROAD

HULL, EAST RIDING OF YORKSHIRE, HU4 6AH

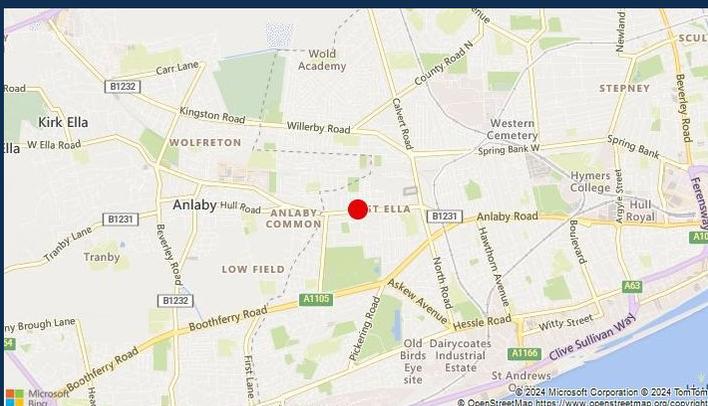
**GARNESS
JONES**

Price - £180,000 (Offers in the region of)
Rent - £9,000 per annum

Residential Investment
1,230 sq.ft. (114.27 sq.m.)

Property Features

- Mixed use investment opportunity
- Potential to Provide a combined income of £15,180 pa once fully let.
- Situated within an established parade of retail units
- Comprises of ground floor retail unit with self contained 3 bed flat to the upper floors
- Garden to the rear which the residential tenant benefits from



Enquiries

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Location

The properties are situated on Anlaby Road which is a main arterial route, approximately 2.5 miles to the west of Hull City Centre. The properties are situated within an established parade of similar type units. The units are in a prominent location with a high number of vehicles passing by on a daily basis.

Description

The premises consists of a self-contained ground floor lock up shop which was previously trading as a hair salon, the ground floor is available on a new lease for £9,000 pa. The upper floor consists of a self-contained three bedroom flat which has access via the rear of the property through the ground floor kitchen of a north facing garden. The tenant is currently paying £515 per calendar month, £6,180 per annum. This provides a total potential combined income for the investment of £15,180 per annum.

Accommodation

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

	sq.ft.	sq.m.
Ground Floor Shop	666	61.87
Ground & First floor 3 bed flat	564	52.4

Service Charge

There is no service charge implemented on this estate.

EPC Rating

A copy of the EPC certificate is available upon request.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates

RATEABLE VALUE RATES PAYABLE

£1,850

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

We have been appointed to seek offers in the region on £180,000 for the freehold interest.

The ground floor is available on a new lease at an annual rent of £9,000 per annum.



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www.garnessjones.co.uk

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