

FOR SALE

175-177 CLEVELAND STREET
HULL, EAST RIDING OF YORKSHIRE, HU8 8AZ

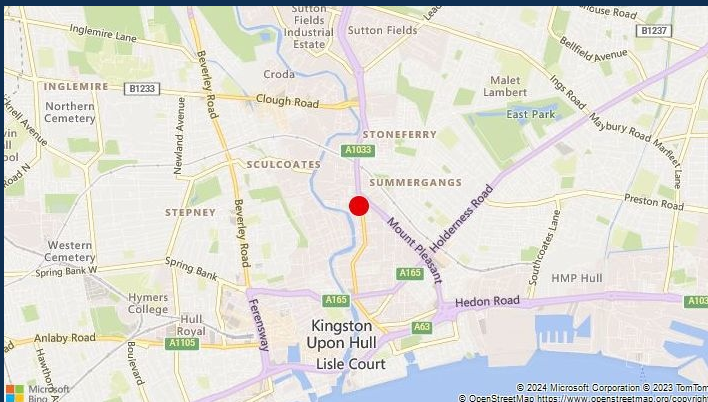


Price - £215,000 (Offers in the region of)

Residential Investment
3,122 sq.ft. (290.03 sq.m.)

Property Features

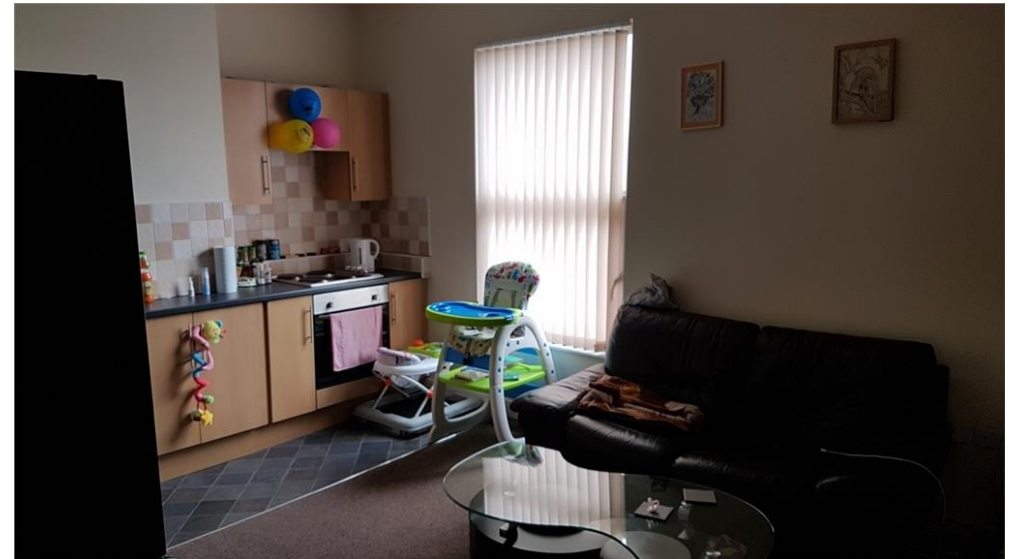
- Mixed use investment opportunity.
- Highly prominent position fronting Cleveland Street.
- Investment currently produces £20,340 PA
- This reflects a Net Initial Yield 9.49% after purchase cost of 2.07%.
- Close proximity to Reckitt Benckiser, Docks, Sutton Fields Industrial Estate.



Enquiries

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Location

The premises are situated approximately 2 miles north east of Hull City Centre on Cleveland Street close to the junction on Mount Pleasant and Stoneferry. The premises are situated at the junction of Glass House Row with 177 Cleveland Street formally being a public house. The immediate area is mainly industrial with Reckitt Benckiser in close proximity as well as having easy access to Holderness Road and Hull Docks.

Description

The premises consist of a mixed scheme commercial and residential investment with 175 Cleveland Street comprising of a spacious 2 bedroom flat which is accessed off Glass House Row with the 1st and 2nd floor comprising of a spacious 3 bedroom flat with access via Cleveland Street consisting of a large kitchen, bathroom, living facilities on the first floor with double bedroom and 2nd floor comprising of 2 spacious double bedrooms. 175 consists of a ground floor café which is being utilised as a sandwich shop operating as Kings Café with the 1st floor comprising of spacious 1 bedroom flat.

Accommodation

	sq.ft.	sq.m.
Ground Floor 175 Flat	888	82.5
First & Second Floor 175 Flat	1,207	112.13
Ground Floor 177 Shop	497	46.17
First Floor Flat	530	49.24

Service Charge

There is no service charge implemented on this property.

EPC Rating

The property's energy rating is



Services

We believe that mains gas, electric, water and drainage are connected to the property. Each individual unit has their own independent utility supply. It is advised that interested parties check the availability for their own purposes.

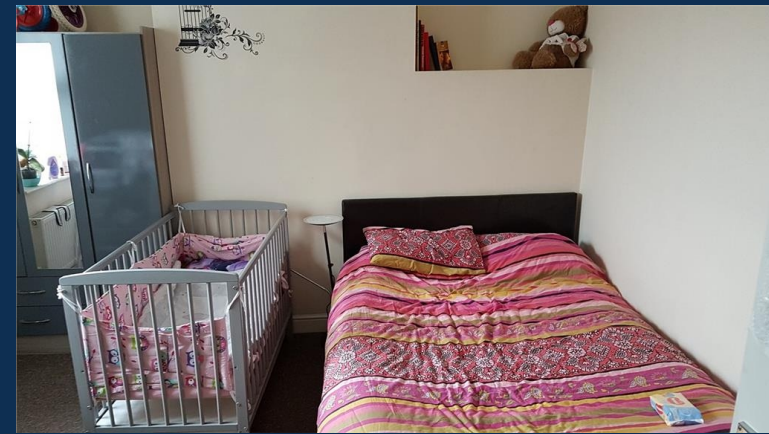
Business Rates

Ground floor 177 Shop - £3,500
Ground floor 175 Flat - Band A
First floor 175 Flat - Band A
First floor 177 Flat - Band A

Terms

175 Cleveland Street achieving £350 pcm (£4200 pa).
175 Cleveland Street is achieving £450 pcm (£5,400 pa).
Ground floor shop 177 Cleveland Street £520 pcm (£6,240 pa).
175 Cleveland Street £375 pcm (£4,500 pa).

We have been appointed to seek offers in the region of £205,000 for the freehold interest subject to the existing tenancies.



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