

MARTELLO HOTEL

309-323 HEDON ROAD, HULL, EAST RIDING OF
YORKSHIRE, HU9 1NU

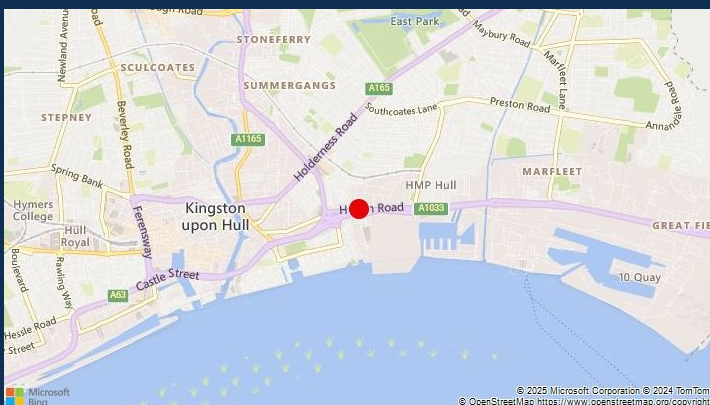
**GARNESS
JONES**

Price - £750,000 (Offers in the region of)

Residential Investment
16,092 sq.ft. (1,494.95 sq.m.)

Property Features

- The 2nd floor comprises of 28 rooms consisting of 6 studios, 19 doubles & 3 singles.
- Ground Floor suitable for refurbishment to create multiple retail units under Class E.
- Ground Floor suitable for café, restaurant, retail, office, financial services, medical.
- Located within close proximity to Hull City Centre, Hull Docks and Freeport.
- Excellent car parking situated to the rear.



Enquiries

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Location

The property is located on the Old Hedon Road approximately 1 mile east of Hull City Centre and within close proximity to Hull Docks and Freeport with the premises having the benefit of excellent road links to the east and to the west via the A63 and motorway networks. Considerable amount of traffic passing the property throughout the course of the day, with the surrounding area being built up light industrial to the rear and within close proximity to Victoria Docks residential development.

Description

The property comprises of a three storey traditional brick, under a pitched concrete tiled roof consisting of the ground floor former bar and restaurant in need of refurbishment which could be converted into multiple units which fall under Class E use, which would be suitable for café, restaurant, retail, office, financial services and medical.

The first and second floor have been converted into 28 rooms consisting of 6 studios, 19 doubles and 3 singles. The ground floor is accessed via 2 entries, 1 from Hedon Road and a side entrance from the rear car parking to serve the reception for the upper floor former Martello Hotel.

Accommodation

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

	sq.ft.	sq.m.
Ground Floor	8,669	805.35
First Floor	3,832	355.99
Second Floor	3,591	333.6

Service Charge

There is a service charge implemented on this property.

EPC Rating

An EPC will be available on 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 - 2024/25

RATEABLE VALUE	RATES PAYABLE
£25,500	£12,724.50

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 of £750,000 for the freehold interest, subject to negotiation.



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www.garnessjones.co.uk

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