

FOR SALE

28 CITY EXCHANGE

LOWGATE, HULL, HU1 1AA

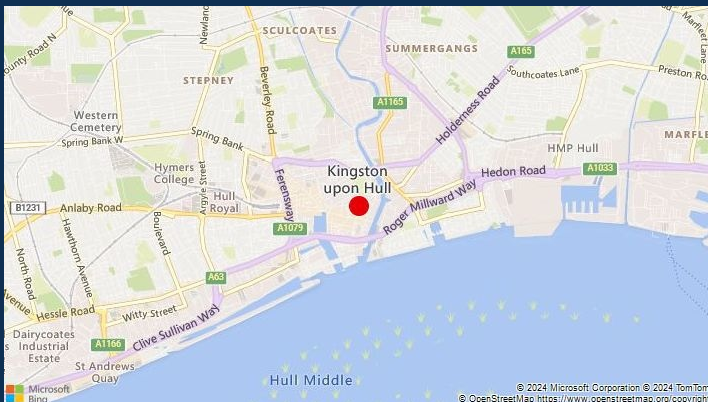
**GARNESS
JONES**

Price - £107,750 (Offers in the region of)

Residential Investment
730 sq.ft. (67.82 sq.m.)

Property Features

- Former Post Office known as The City Exchange
- Situated in a highly prominent location opposite the Guildhall
- Currently producing £6300 pa on Ast from April 2024
- Allocated Parking space in secure gated car park



Enquiries

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Location

The property is situated in a highly prominent location opposite the Guildhall and within walking distance of Queens Gardens and the City Centre's amenities. The surrounding area comprises of Bars and Restaurants including Wetherspoons and Vibe.

Description

The property forms part of the former Post Office known as The City Exchange. The building has elevator access to all floors. It consists of 2 bedrooms, one to the mezzanine level, with bathroom, to the ground floor there is a open plan lounge with high ceilings, kitchen and another bedroom. The property benefits from 1 allocated parking space.

Accommodation

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

	sq.ft.	sq.m.
Ground Floor	486	45.15
Mezzanine	244	22.67

Service Charge

The current service charge is £6636.72 Pa
Ground rent £45.15 pa

EPC Rating

An EPC is available for inspection 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.

Local Authority

Hull City Council

Terms

The leasehold is available for offers in the region of £107,750
There is 124 years remaining on the lease



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www.garnessjones.co.uk

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