

# FOR SALE

## 95 COLTMAN STREET

HULL, EAST RIDING OF YORKSHIRE, HU3 2SJ

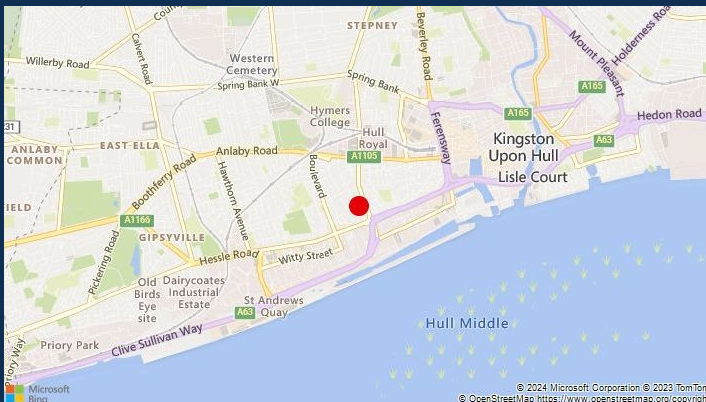


Price - £145,000

Residential Investment  
2,172 sq.ft. (201.78 sq.m.)

### Property Features

- Residential investment opportunity.
- Provides 2 x one bed roomed and 1 x two bed roomed self-contained flats.
- Ideal for a private investor.
- Producing £13,200 per annum.
- Reflects a net initial yield of 9% after purchase costs of 1.83%.



### Enquiries

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## Location

The property is located on Coltman Street approximately 1.5 miles from Hull City Centre. Coltman Street has a good connection into Hessle Road and Anlaby Road and benefits from parking to the front of the property as well as having easy access to major public transport links and Hull Royal Infirmary.

## Description

The property comprises of a two storey, mid-terrace premises with pitched roof under concrete tiled covering occupying a rectangular-shaped site. To the front, the property is fully rendered and includes timber fascia with concealed guttering, PVC downpipes and uPVC double glazed windows. Internally, there are three self-contained apartments, two of which occupy two floors. Externally there is a rear yard.

## Accommodation

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

	sq.ft.	sq.m.
Ground Floor - Flat 1	535	49.7
Ground & First Floor - Flat 2	596	55.37
First & Second Floor - 2 bed flat	1,041	96.71
TOTAL	1,972	183.2

## Service Charge

There is no service charge implemented on this property.

## EPC Rating



## 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 - 2023/24

Flat 1 is let on Assured Shorthold Tenancy agreement paying £350 pcm.  
Flat 2 is let on Assured Shorthold Tenancy agreement paying £350 pcm.  
Flat 3 is let on Assured Shorthold Tenancy agreement paying £400 pcm.  
Total Income £13,200 per annum.

## Terms

We have been appointed to seek offers in the region of £145,000 for the freehold interest subject to the existing tenancy agreements which reflects a net initial yield of 9% after purchase costs of 1.83%.



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