

5 PRINCES AVENUE

HULL, EAST YORKSHIRE, HU5 3RX

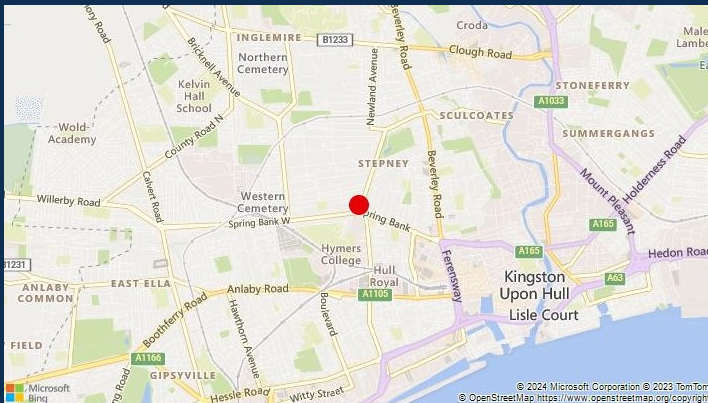


Price - £150,000 (Offers in the region of)

Commercial Investment
1,920 sq.ft. (178.37 sq.m.)

Property Features

- Currently producing a combined income of £15,000
- Ground floor occupied by a yoga studio
- Upper floors consist of 2, 1 bedroom flats
- Situated in highly visible position fronting Princes Avenue.



Enquiries

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Location

The premises are prominently situated at the junction of Princes Avenue, Spring Bank, and Spring Bank West, occupying a highly visible position with significant daily vehicle traffic passing the property. The surrounding parade comprises a range of local independent traders. The property faces Pearson Pub and lies close to the southern end of Princes Avenue, an established leisure destination featuring numerous cafés, bars, and restaurants, supporting both the day and evening economy in Hull.

Description

The premises comprise a self-contained commercial unit with an open plan space to the ground floor, store and wc facilities to the rear and to the first floor there are further store / offices and additional wc facilities. The property is currently being utilised as a yoga studio. Accessed from the rear of the property, to the first and second floor there are 2 , 1 bed flats. Both flats are currently tenanted with flat 1 paying £4200 pa and flat 2 paying £5,400.

Accommodation

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

	sq.ft.	sq.m.
Ground floor yoga Studio	888	82.5
First floor Flat 1	516	47.94
Second floor Flat 2	516	47.94

EPC Rating

A copy of the EPC certificate is available upon request.

Services

We believe all mains services are connected to the property and we would advise that interested parties should make their own independent enquiries as to the availability of services.

Business Rates

RATEABLE VALUE RATES PAYABLE

£7,400

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 £150,000 for the freehold interest.



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