

FOR SALE

95 COLTMAN STREET

HULL, EAST RIDING OF YORKSHIRE, HU3 2SJ

**GARNESS
JONES**

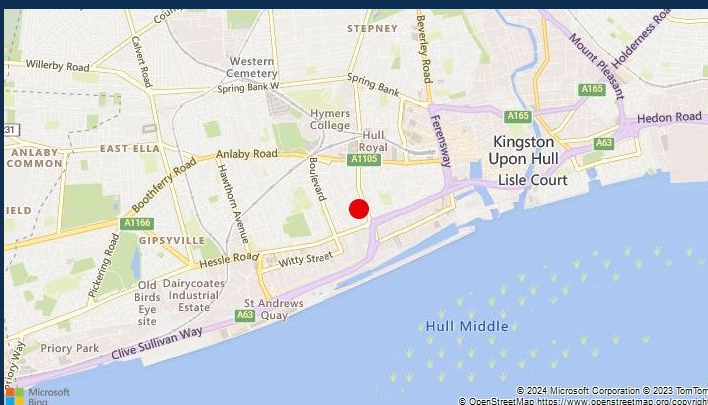
CELEBRATING 30 YEARS

Price - £145,000 (Offers in the region of)

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 £13,560 per annum, which reflects a net initial yield of 9.21% after purchase costs of 1.5%.
- Reflects a net initial yield of 9% after purchase costs of 1.83%.



Enquiries

Paul White
DDI 01482 312366
paul.white@garnessjones.co.uk

Lauren Billany
DDI 01482 480751
lauren.billany@garnessjones.co.uk

Location

The property is located on Coltman Street, which is situated in a well established mixed use area, approximately 1.5 miles west of Hull city centre, in a densely popular residential district. The property lies just off the busy arterial road of Hessle Road, directly accessing the city centre and westward towards Hessle and the A63.

The surrounding area comprises of a combination of traditional terraced housing, local retail parades and a range of independent businesses generating consistent local footfall and trade.

The location benefits from good transport links with regular bus services operating along Hessle Road and Anlaby Road, and has good connectivity to Hull Royal Infirmary and commercial businesses located to the rear of Hessle Road.

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

	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

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

Council Tax Band A

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 9.21% after purchase costs of 1.5%.

Flat 1 - £350 per calendar month £4,200 per annum.
 Flat 2 - £380 per calendar month £4,560 per annum.
 Flat 3 - £400 per calendar month £4,800 per annum.
 TOTAL £13,560 per annum



01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial) Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

