



359 Hessle Road, Hull, HU3 4EJ

Asking Price £140,000



INVESTMENT PROPERTY FOR SALE

This mixed-use commercial property presents a unique opportunity for both investors and homeowners alike. The property boasts a spacious reception room, three well-proportioned bedrooms, and a bathroom, all within a generous area of 969 square feet.

The ground floor features a commercial shop that is currently rented out on a lease, providing a steady income stream. Above the shop, you will find a residential flat that is currently vacant, offering the potential for immediate occupancy or the option to sell with a tenant in situ, should you prefer a hassle-free investment.

With an achievable potential rent of approximately £13,000 per annum, this property could be your next investment property. The location on Hessle Road ensures excellent visibility and accessibility, making it an attractive choice for both commercial and residential purposes.

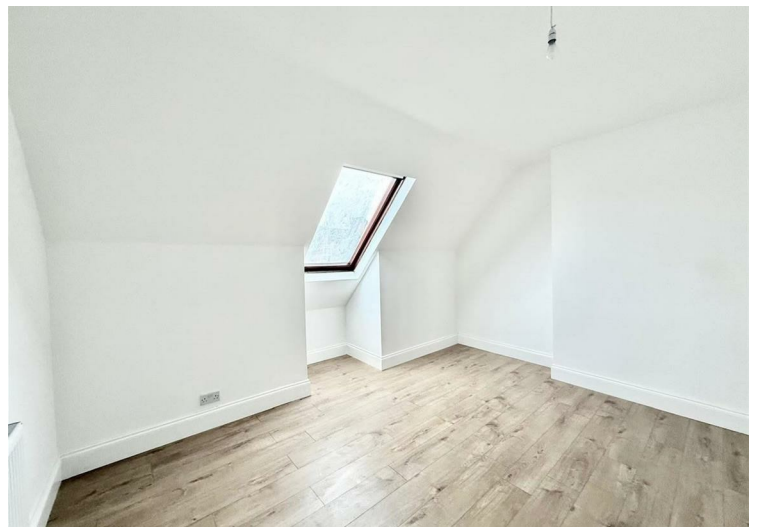
Whether you are looking to expand your property portfolio or seeking a new home with the added benefit of rental income, this property is well worth considering.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			71
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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