

FOR SALE

21 PRINCES AVENUE

HULL, EAST RIDING OF YORKSHIRE, HU5 3RX



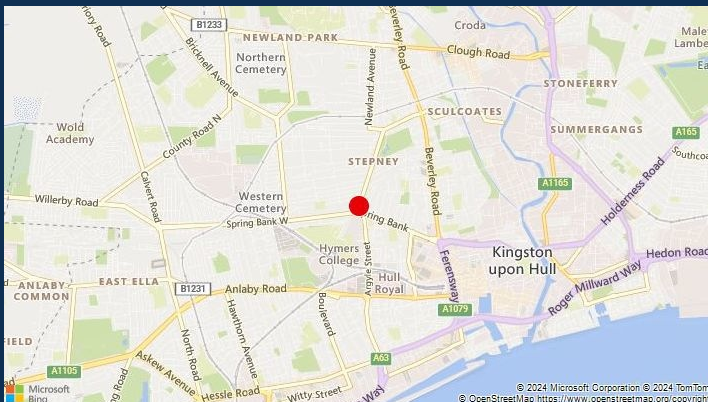
Price - £220,000 (Offers in the region of)

RETAIL

1,839 sq.ft. (170.84 sq.m.)

Property Features

- Mixed use retail and residential investment
- Situated along an established parade of retail shops
- GF Retail with 2 *2 bed spacious apartments
- Freehold is available subject to existing tenancies
- Currently producing £18,000 per annum which reflects a NIY of 8.00% after pc of 2.4%



Enquiries

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Location

The property is located in a highly visible position on Princes Avenue and is located approximately a quarter of a mile from Hull City Centre. Princes Avenue is a well established area consisting of restaurants and retail premises and the property is situated within an established parade of shops. A high number of vehicles passing the premises on a daily basis with Princes Avenue forming part of Hull's evening economy.

Description

The property is a mid terraced three storey building, that is currently being used as a take away. The premises comprise of a ground floor retail unit, with electric roller shutter to the front of the shop with large display window, LED lighting, staff WC facilities and a tea point. The property also benefits from 2 Apartments, both consist of 2 bedrooms, open plan living, separate kitchen and bathroom.

Accommodation

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

	sq.ft.	sq.m.
Ground Floor Shop	299	27.78
1st Floor Flat	1,109	103.03
2nd Floor Flat	431	40.04

Service Charge

There is a service charge implemented on this property.

EPC Rating

An EPC is available for inspection upon request.

D 76-100

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

RATEABLE VALUE RATES PAYABLE

£5,200

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Terms

Ground floor shop is held on an effective FRI lease for a terms of 3 years from 10th October 2021 paying £7,500 per annum.

Flat 1 is held on AST agreement paying £450 pcm £5,400 per annum.

Flat 2 is held on an AST Agreement paying £425 pcm £5,100 per annum.

TOTAL INCOME is £18,000 per annum

The Freehold interest subject to the existing tenancies, we have been appointed to seek offers in the region of £220,000, which reflect a NIY of 8.00% after pc of 2.4%



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