





Hedon Road, Hull HU9 5QP

william h brown

welcome to

Hedon Road, Hull

Investment opportunity offering a large ground floor commercial unit with spacious living accommodation above. Featuring a generous lounge, double bedroom, kitchen, bathroom, separate WC, rear yard and excellent potential for renovation and value enhancement. Viewing advised.





William H Brown are delighted to market this semi-commercial unit, offering an exciting opportunity for investors, business owners and developers alike. The property comprises a substantial ground floor commercial space, providing a large shop area with excellent potential for a variety of uses, subject to any necessary consents. Situated above, the spacious accommodation offers generous room sizes throughout, including a large living room to the front of the property, creating a bright and comfortable living space.

The first-floor accommodation further benefits from a spacious double bedroom, a kitchen positioned to the rear, a bathroom and a separate WC. While the residential element would benefit from a programme of restoration and modernisation, it presents fantastic scope to add value and create an attractive living space. Externally, the property enjoys a generous rear yard, offering additional outdoor space and further potential. A rare opportunity to acquire a versatile property in a prominent location, early viewing is strongly advised.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.







view this property online williamhbrown.co.uk/Property/HDR124388

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Hedon Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Investment Opportunity
- Semi-Commercial Unit

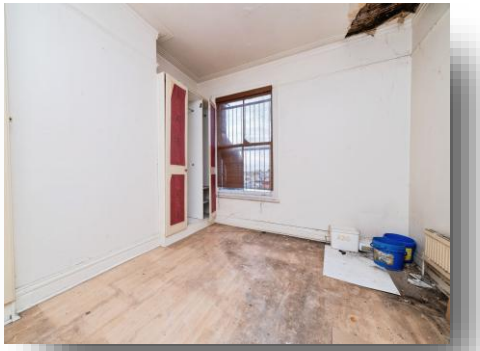
Tenure: Freehold EPC Rating: D
Council Tax Band: A

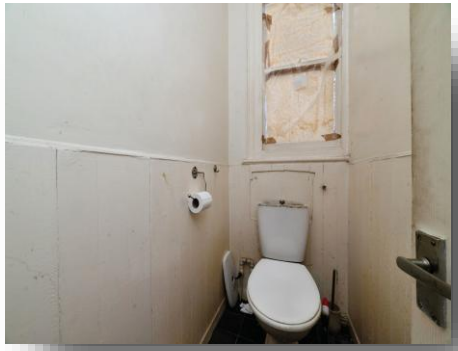
guide price

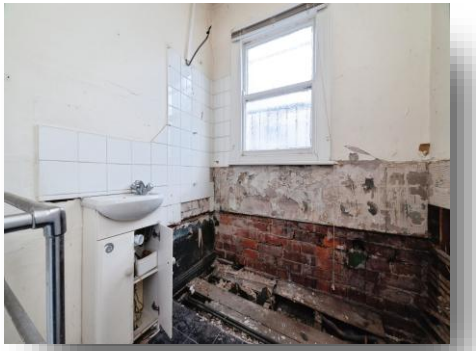
£100,000

directions to this property:

See map below for directions. For more information contact the branch on 01482 327913.









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HDR124388 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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