

FOR SALE

228 SPRING BANK

HULL, EAST RIDING OF YORKSHIRE, HU3 1LU

**GARNESS
JONES**

Price - £400,000

Residential Investment
3,822 sq.ft. (355.06 sq.m.)

Property Features

- Residential investment comprising of 6 apartments: 5 x 1 bed and 1x 2 bed.
- Producing £30,000 per annum when fully let.
- Reflective growth yield of 7.5%.
- Close proximity to Hull City Centre and Hull Royal Infirmary.
- Each flat benefits from their own car-parking space within a secured car-park to the rear.



Enquiries

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

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

Location

Spring Bank is one of the main arterial routes leading from the west of Hull City Centre. The surrounding area is predominantly residential along with retail premises being situated on Spring Bank. The premises are within walking distance of the City Centre and St. Stephen's Shopping Centre as well as Hull Royal Infirmary.

Description

The property forms part of an end-terraced two-storey converted former office into 6 self-contained apartments that consist of 1 x 2 bed and 5 x 1 bed all of which benefit from their own car-parking space within the secured parking lot to the rear of the property.

Each flat has been refurbished to a good standard with gas central heating as well as modern kitchen facilities.

Accommodation

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

	sq.ft.	sq.m.
Flat 1	603	56.02
Flat 2	775	72
Flat 3	517	48.03
Flat 4	592	55
Flat 5	818	75.99
Flat 6	517	48.03

Service Charge

There is no service charge implemented on this property.

Services

We believe all mains services in the form of electricity, gas, water and drainage are connected to the premises. It is advised that interested parties should verify this information for their own purposes.

EPC Rating



Tenancy Information

Council Tax

Each flat has a council tax band rating A.

Price

The property is currently producing £37,260 per annum as fully let. We have been appointed to seek offers in the region of £400,000 for the freehold interest subject to existing tenancy agreements.

Flat 1 £550 PCM
Flat 2 £465 PCM
Flat 3 £440 PCM
Flat 4 £575 PCM
Flat 5 £525 PCM
Flat 6 £550 PCM



01482 564564

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