

On the Instruction of William Hill

FREEHOLD FOR SALE

HULL, 49 Anlaby Road HU3 2LL



Key Features

- Freehold
- City Centre
- Access to public transport

Viewing

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Location

The subject unit occupies a position on Anlaby Road in Hull city centre. Hull was named UK City of Culture 2017 and is the principle commercial centre in the Humberside region. The city lies approximately 66 miles east of Leeds.

The St Stephens Shopping Centre is a short walk from the property.

Directly opposite is Hull Paragon Interchange which provides Hulls main train and bus links.

Description

The property is semi-detached and built over ground and first floor. The ground floor comprises a main sales area, customer toilets and staff accommodation. The first floor was previously used as storage, but could be converted, subject to the necessary consents.

Accommodation

Ground Floor	105.60 Sq m	1,137 Sq ft
First Floor	74.00 Sq m	797 Sq ft
Total	179.60 Sq m	1,934 Sq ft

Planning

The property currently benefits from 'Sui Generis' use.

Alternative uses may be available subject to the necessary planning consents.

Price

Offers are invited in excess of **£95,000**.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £6,000. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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