

72-74 Clarence Street  
Hull, HU9 1DN

# FOR SALE

Substantial detached property

Well-proportioned  
accommodation over three  
floors

Prominent frontage to  
Clarence Street

Total accommodation  
c. 253 sq m (2,725 sq ft)

Enclosed car parking to the rear

Guide Price £285,000

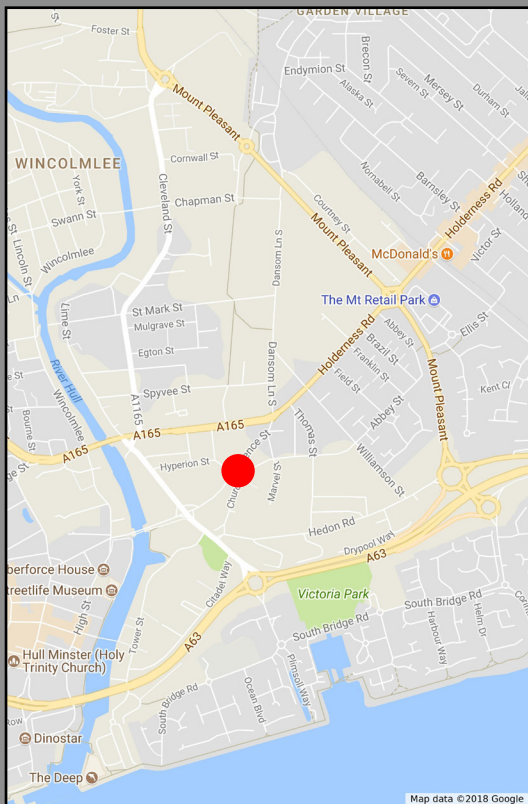
**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

The property is situated on Clarence Street to the immediate east of the City Centre. The property has a car showroom adjacent and is also close to key sites earmarked for development along the River Hull corridor. The premises are also close to Holderness Road which is home to a number of local and national traders.

## DESCRIPTION

The detached premises are of a traditional brick construction with its own dedicated car park to the rear. The property formally traded as a day nursery but could suit other uses, subject to consents including offices or residential. The property benefits from an exterior area sheltered by a canopy as well as prominent frontage to Clarence Street.

## ACCOMMODATION

Ground floor 105.91 sq m (1,140 sq ft)

First floor 106.37 sq m (1,145 sq ft)

Second floor 40.88 sq m (440 sq ft)

## RATEABLE VALUE

The property is described as 'Day nursery and premises' with a rateable value of £14,500.

## DISPOSAL TERMS

The property is offered For Sale at a guide price of £285,000.

## ENERGY PERFORMANCE RATING: D

## LEGAL COSTS

Each party will be responsible for their own legal costs in respect of this transaction, along with any Stamp Duty Land Tax that may be payable.

## FURTHER INFORMATION AND TO VIEW

Contact Bryn Jones [bryn@scotts-property.co.uk](mailto:bryn@scotts-property.co.uk) 07801 885302

**Offices:** Hull 94 Alfred Gelder Street, HU1 2AN Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.6549**

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