

On the Instruction of Lloyds Banking Group

FREEHOLD FOR SALE

318 Holderness Road, Garden Village, Hull HU9 3DA



Location

Hull is the regional and economic capital of East Yorkshire and the Humber region. Hull benefits from excellent transport links being located at the junction of the A15 and A63 which in turn provides access to the M62 motorway and the rest of the national motorway network.

The subject property is located on Holderness Road which is an established shopping area on one of the busiest arterial routes into the city centre. There are a combination of local retailers and national occupiers including Fulton Foods, Greggs and Boots Pharmacy.

Key Features

- Freehold Available
- Prime Position

Viewing

By appointment via this office:

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Description

The premises are arranged over ground and first floor comprising a traditional former banking hall layout. The ground floor comprises a main banking hall and cashiers area, staff room and an admin area. The first floor provides 5 offices/storage rooms and staff toilets.

Accommodation

Ground Floor	110.6 sq.m	1190 sq.ft
First Floor	995.33 sq.m	92.47 sq.ft
Total Floor Area	203.07 sq.m	2,185 sq.ft

Planning

The property currently benefits from Class E (formerly A2) use.

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

Price

Offers for the freehold interest are invited in the region of **£140,000**.

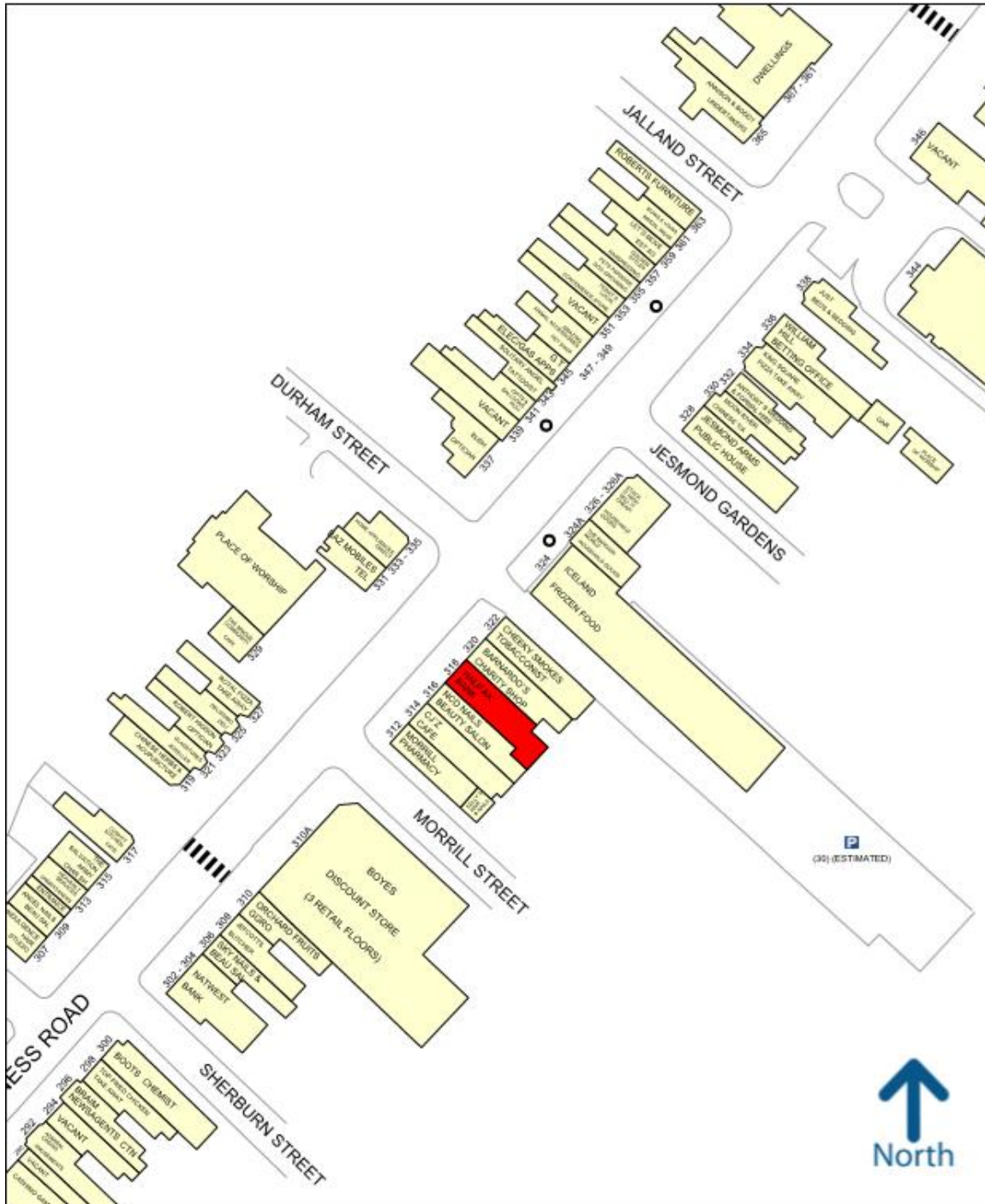
Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £12,000. The UBR for 2021/2022 is 51.2. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale.

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