

24, 24A & 24B Newland Avenue,
Hull, HU5 3AF

FOR SALE

Freehold mid-terrace property on
Newland Avenue

Incorporating a ground floor lock-up
shop and 2 x one bed flats

Excellent potential for investment
income

Located in the popular 'Avenues' area
of Hull, close to Hull University

Retail unit qualifies for
100% small business rates relief
(subject to tenant status)

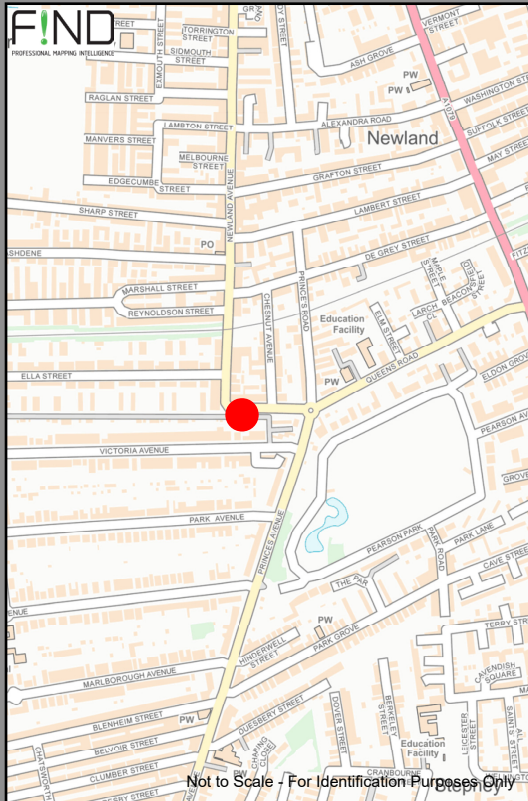
Guide Price £150,000

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Newland Avenue is a popular suburban shopping pitch situated approximately 2 miles to the north west of Hull City Centre. It runs between Princes Avenue to the south and Cottingham Road to the north, off which the main University of Hull campus is located. The immediate area benefits from a large student population as well as high density housing. There is a good mix of local independent, regional and national retailers nearby, with a number of food and drink establishments.

The subject property is a Victorian mid terrace of traditional brick construction to two-storey height under a pitched tile clad roof. Internally, the property provides a ground floor self-contained retail lock-up shop. There are two, one bedroom flats, one at first floor level accessed via Newland Avenue and another to the rear ground floor of the property, accessed via a ten-foot.

ACCOMMODATION

24 Newland Avenue <i>Ground Floor Retail Unit</i>	34.7 sq m	(374 sq ft)
24A Newland Avenue <i>1 Bedroom First Floor Flat</i>	34.2 sq m	(369 sq ft)
24B Newland Avenue <i>1 Bedroom Ground Floor Rear Flat</i>	41.4 sq m	(445 sq ft)

RATEABLE VALUE

The commercial element of the property (24 Newland Avenue) is described as 'Shop and Premises' with a Rateable Value of £4,650. Tenants may be eligible for Small Business Rates Relief, subject to tenant status.

COUNCIL TAX

Flat 24A – Council Tax Band 'A'
Flat 24B – Council Tax Band 'A'

DISPOSAL TERMS

The property is available 'FOR SALE' at a guide price of £150,000.

ENERGY PERFORMANCE RATING:	24 Newland Avenue (Retail Unit)	Awaiting Confirmation
	Flat 24A	E
	Flat 24B	Awaiting Confirmation

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Nick Coultish nick@scotts-property.co.uk 07739 590596

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