



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Hornsea, 4/4a Market Place, HU18 1AW

Retail/Residential Premises – For Sale



### LOCATION

The property is situated on Market Place in a secondary location within the Town centre. The property is located close to the busy junction with Southgate and Newbigin, which is the main retail thoroughfare in the Town.

Within the immediate vicinity is a mix of local operators and residential dwellings with various household names including Heron Foods, Co-op, William Hill & Original Factory shop located along 'Newbigin' with a number of cafes, restaurants and public houses nearby.

Hornsea is a popular seaside Town, being approximately 16 miles north-east of Hull via the A165 trunk road.

### DESCRIPTION

The property comprises a mid-terraced part 3 storey/part 2 storey retail unit with self contained residential upper floors, having traditional brick elevations (rendered to the front elevation) and pitched tiled roof.

The accommodation comprises ground floor sales with ancillary/staff accommodation to the rear. The first floor provides a self contained residential two bedroom/two bathroom apartment. The property is serviced via a rear yard area accessed via a shared driveway from Market Place. We understand that there is one car parking spaces within the rear shared area.

### ACCOMMODATION

The property comprises the following approximate areas:-

|                               |            |           |
|-------------------------------|------------|-----------|
| Net frontage                  | 7.75 m     | 25' 5"    |
| Ground Floor Sales            | 85.88 sq m | 924 sq ft |
| ITZA                          | 65.1 sq m  | 699 sq ft |
| Ground Floor Ancillary/office | 24.25 sq m | 261 sq ft |

### TENURE

The property is available by way of a Freehold sale with vacant possession of the ground floor. We understand that the first floor is let on an Assured shorthold tenancy agreement at a monthly rent of £375

### GUIDE PRICE

Price – Offers in the region of **£175,000**

### RATES

The information supplied by the Valuation Office Agency is as follows:

|                |        |
|----------------|--------|
| Rateable Value | £7,100 |
| Council Tax    | A      |

Interested parties should verify this information with the local planning authority.

### EPC

EPC – D88

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

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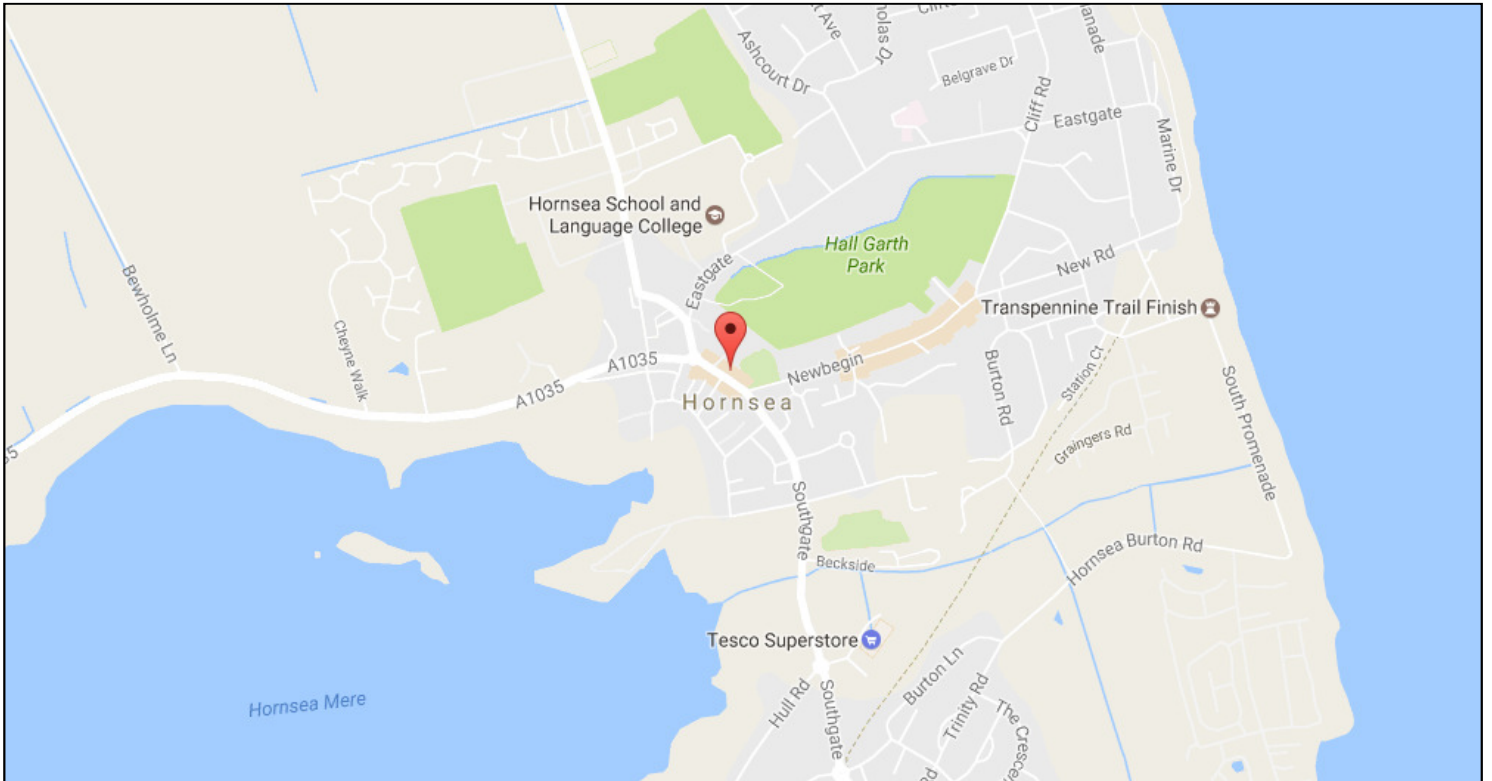


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