



## Retail in HU8

Stoneferry Road, Hull, East Riding of  
Yorkshire, HU8 8DG

**£140,000** Starting Bid

On Street parking

## Property features

- ✓ Approx. 1.5 miles North East of Hull City Centre
- ✓ Ground floor retail unit + 3 bed residential
- ✓ Immediate 'exchange of contracts' available

## Description

**\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply\*\***

The property comprises of a ground floor retail unit with rear kitchen and storage facilities and is suitable for various purposes including office use and hot food takeaway subject to planning. The first floor comprises of two bedrooms and a large bathroom with the second floor providing a further bedroom. We understand the upper rooms are currently rented on a per room basis with the ground floor retail unit benefiting from full vacant possession.

The property is situated along Stoneferry Road at the corner of Maxwell Street and Stoneferry Road. The immediate area comprises of both residential and commercial uses including Bush Tyres opposing the property and MKM's head office situated close by.

The property lies approximately 1.5 miles North East of Hull City Centre and 8.2 miles South East of Beverley Town Centre.

Please note we have not inspected the property.

Price: Starting Bid £140,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: On Street

## Location

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## Accommodation

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## Tenure

Freehold. Title number HS51940.

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## EPC

We currently await an updated copy of the EPC.

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## Rateable Value

Current rateable value (1 April 2023 to present) £2,950  
Sourced from VOA.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Stoneferry Road, Hull, East Riding of Yorkshire, HU8 8DG

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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