



For Sale

404 Hessle Road, Hull HU3 3SD

Mixed-use investment opportunity situated in highly prominent position.

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Summary

- Mixed-use investment opportunity situated along Hessle Road.
- Ground floor retail unit finished to a high standard recently let at headline rent of £8,400 per annum.
- Large 3-bed maisonette above currently producing £6,000 per annum.
- Fully let achieving £13,800 per annum rising to £14,400 per annum from February 2026.
- Of interest to private investors seeking to add to or start a portfolio.
- Brand new roof installed during 2025 with 10 year guarantee.
- Detached garage at the rear, potential to sell separately.
- Freehold subject to existing tenancies at a guide price of £150,000. Net initial yield of 9.25% assuming purchaser's costs of 3.8%.

Location & Situation

The property is located along Hessle Road approximately 2.5 miles west of Hull city centre. The surrounding area comprises of various local and well renowned retailers and residential accommodation close by.

The property is situated in a highly prominent position opposite the St Andrews Retail Park.

Description

The property comprises of a ground floor retail premises that has until recently been occupied on new lease terms and finished to a high standard throughout. The ground floor provides ancillary storage accommodation towards the rear including a kitchen area and rear W/c.

The first and second floors provide a self-contained three bedroom maisonette benefitting from large bedrooms and a living room with a family bathroom and kitchen located towards the rear. The maisonette has future redevelopment potential to provide two separate flats which could see an increase in the overall income and future capital value of the entire property. The tenant has recently agreed a new 12 month AST at an increased rent of £500 per month up from £475 per month.

Outside, the property has outdoor space to enjoy as a rear garden area as well as a detached garage which has the potential to be sold off separately due to its unique position behind neighbouring property. The property has recently benefitted from a brand new roof with a 10 year guarantee.

The ground floor retail unit has recently been let on a five year term at a headline rent at £8,400 per annum.

This opportunity will appeal to a private investor seeking to start or grow their existing property portfolio with the benefit of future redevelopment potential.

Planning

We understand the property benefits from use class E for the ground floor retail premises and use class C3 for the maisonette.





Accommodation

The property comprise of the following areas:

Ground floor retail: 722 sq.ft. (67.25 sq.m)

First & second floor maisonette: 907 sq.ft. (84.15 sq.m)

Total: 1,629 sq.ft. (151.40 sq.m)

Services

We understand electricity, water, drainage are connected.

Legal Costs

Each party will be responsible for their own legal costs.

Business Rates/Council Tax

We understand the current rateable value for the ground floor retail unit is £5,000 and band "A" for the maisonette.

EPC

We understand the property has an EPC rating of E.

Price

The freehold interest subject to the existing tenancy is available at a guide price of £150,000. A purchase at this level will provide a net initial yield of 9.25% assuming acquisition costs of 3.8% based on the headline rental income figure as detailed above.

VAT

We understand VAT is not payable at the prevailing rate.

Tenure

We understand the property is held freehold.

Viewings to be made strictly through us as sole selling agent.

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