



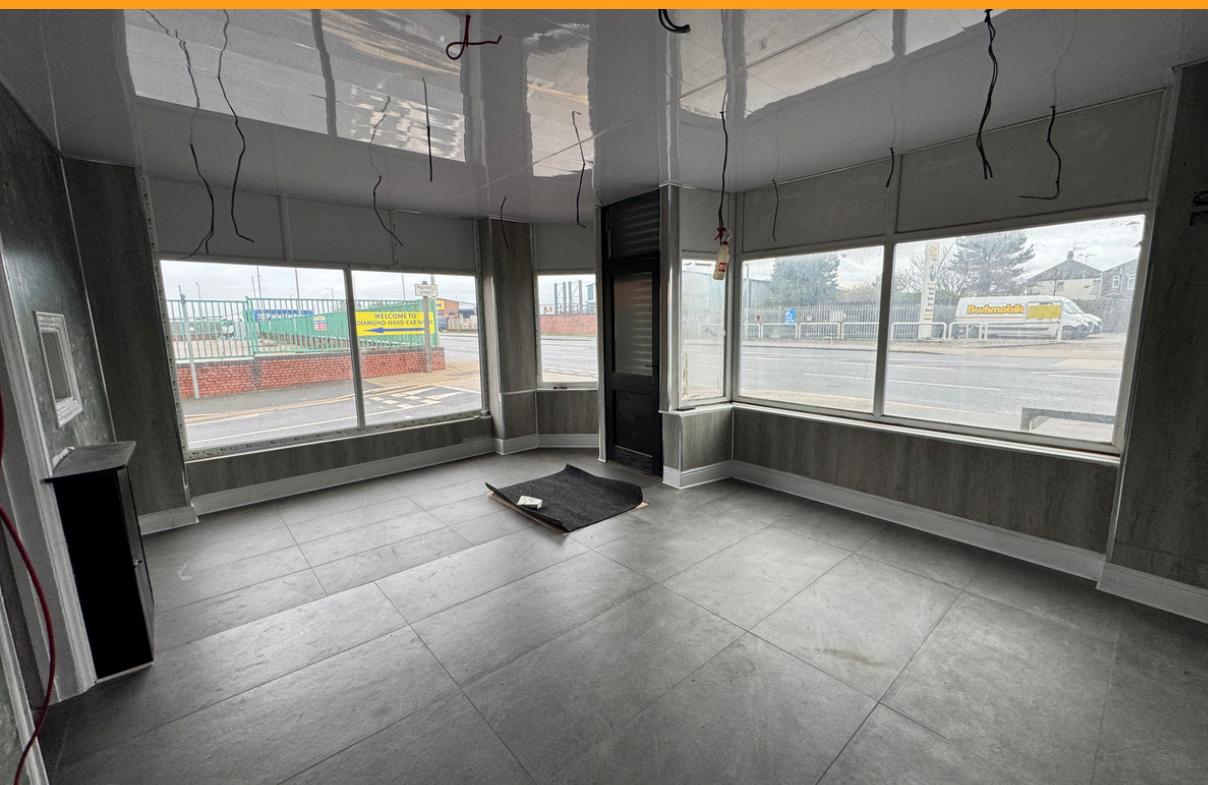
For Sale by Auction

163 Stoneferry Road, Hull HU8 8DG

- Via online auction, starting bid £150,000.
- Ground floor retail with upper residential.
- Being sold via Secure Sale online bidding. Terms & Conditions apply.
- Benefitting from full vacant possession.

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Location & Situation

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.

Description

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.

EPC

Further details available upon request.

Services

We understand electricity, gas, water and drainage are connected.

VAT

We understand VAT is not payable at the prevailing rate.

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Planning

We understand the ground floor benefits from Use Class E and the upper floors Use Class C3. Interested parties are advised to check current permissions with Hull City Council.

Accommodation

The total accommodation is approximately 1,184 sq. ft (109.95 Sq. m).

Business Rates/Council Tax

We understand the property has a rateable value of £2,950

Legal Costs

Please refer to our auctioneer partner Pattinson for further information.

Price

The property is being sold via Secure Sale online bidding via our auctioneer partners Pattinson. Please visit <https://www.pattinson.co.uk/property/485761> for further information and to register to bid. Terms & Conditions apply.

Viewings strictly by appointment through us as joint selling agents.

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