



For Sale

162-162A Hesse Road, Hull HU3 3AD

- Significant mixed-use redevelopment investment opportunity.
- Ground floor Takeaway with self-contained 3-bed flat above.
- Potential to split to provide two flats above STP.
- Of interest to owner occupiers, investors and developers.

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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 near the Clive Sullivan Way roundabout providing close access to the A63.

Description

The property comprises of a ground floor former takeaway premises with electric roller shutter and access to an enclosed rear yard area to provide ancillary storage.

The first and second floors comprise of a self-contained three bedroom flat with kitchen, dining and living room situated upon the first floor and three bedrooms and a bathroom located upon the second floor.

The entire property presents scope for redevelopment and possible reconfiguration of the upper floors to potentially incorporate two self-contained flats subject to planning.

EPC

Further details available upon request.

Services

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

Planning

We understand the ground floor benefits from use class Sui Generis and the upper flat class C3. Interested parties are advised to check current permissions with Hull City Council.

Accommodation

The total accommodation is approximately 2,024 sq. ft (188 Sq. m).

Business Rates/Council Tax

We understand the ground floor has a rateable value of £5,900 and the upper flat has a council tax band rating A.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price

The freehold interest is available with full vacant possession with offers in the region of £159,950.

Viewings strictly by appointment through us as sole selling agents.



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