

For Sale (May Let)

438 Marfleet Lane, Hull HU9 3NA

- **Situated in prominent position.**
- **Mixed-use investment opportunity.**
- **Guide price £125,000.**
- **Redevelopment of upper flats.**

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk









Location & Situation

The property are situated along a parade of shops on Marfleet Lane approximately 4.2 miles north east of Hull city centre.

The surrounding area comprises a mixture of local businesses and residential and is situated in a highly prominent position with plenty of vehicle traffic passing by on a daily basis.

Description

The properties comprises of a ground floor retail unit with rear ancillary and W/c that was previously used as a launderette. The space can be suitable for a variety of retail purposes.

The first floor comprises of a self-contained one-bedroom flat accessible from the rear. The space provides a large living room at the front and kitchen at the rear and bathroom facilities. The entire flat presents a refurbishment opportunity to modernise the existing space and will be available with vacant possession.

Outside at the rear comprises a secure rear yard for additional storage or off-street parking.

.

Planning

We understand the property benefits from use class E for the ground floor shop and class C3 for the upper flat.

Services

We understand gas, electricity, water, and drainage are connected to the property.

EPC

Details available upon request.

Accommodation

The property comprises of the following areas:

Ground floor Retail- 548 Sq. ft (50.88 Sq. m)
First floor flat- 432 Sq. ft (40.18 Sq. m)

Total: 980 Sq. ft (91.06 Sq. m)

Business Rates/Council Tax

We have been advised the rateable values for the ground floor is £4,750 and the council tax banding for the flat is A.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We are advised VAT is not payable at the prevailing rate.

Terms

The freehold interest is available at a guide price of £125,000. The ground floor is available to let at a quoting rent of £7,750 per annum exclusive.

Viewings are strictly through appointment via us as sole agent.

Disclaimer: Barker Property Consultants Limited gives notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; (iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; (iv) no employee of Barker Property Consultants Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (v) all rents and prices quoted in these particulars may be subject to VAT in addition.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

BARKER
PROPERTY CONSULTANTS

www.barkerproperty.uk