

Hull - 341 Holderness Road, North Humberside HU8 8RD  
Freehold Shop and Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Hull - 341 Holderness Road, North Humberside HU8 8RD

## Freehold Vacant Shop and Residential Investment



### Investment Consideration:

- Purchase Price: £100,000
- VAT is NOT applicable to this property
- Vacant possession
- Comprises ground floor retail shop with ancillary storage and on the first floor a one-bedroom self-contained flat which is independently accessed from the rear via an external steel staircase
- Occupiers nearby include Bush Opticians, William Hill, Halifax, NatWest, Boots Pharmacy, Heron Foods, amongst other local traders



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 341 (Ground Floor)	Shop: 88.23 sq m (950 sq ft) Store, Kitchen, WC	Vacant	-	-	-
No. 341A (First Floor Flat)	Flat - Comprises Living Room, Bedroom, Kitchen and Bathroom Outside - Rear courtyard is gravel and paved. Stairs leading to the flat. 56.00 sq m (603 sq ft)	Vacant	-	-	-

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### Property Description:

The property is arranged as a mid-terraced property ground floor retail shop with ancillary storage, a preparation area, staff kitchen and a WC. On the first floor there is a one-bedroom self-contained flat which is independently accessed from the rear via an external steel staircase.

The property provides the following accommodation and dimensions:

No. 341 (Ground Floor Shop): 88.23 sq m (950 sq ft)  
Comprises Sales Area, Store, Kitchen and WC

No. 341A (First Floor Flat): 56.00 sq m (603 sq ft)  
Comprises Living Room, Bedroom, Kitchen and Bathroom  
Outside - Rear courtyard is gravel and paved. Stairs leading to the flat.

### Tenancy:

The shop is at present vacant and the first floor residential flat is at present vacant.

### Location:

Holderness Road is a well established and busy retail area surrounded by densely populated residential streets. There are excellent public transport links to Hull City Centre which lies approximately 1.5 miles in an easterly direction. Hull has a population of 243,589 and lies on the northern bank of the Humber Estuary about 55 miles east of Leeds. Hull is linked to the national motorway network via the M62 Trans-Pennine motorway and also by the M180 motorway via the Humber Bridge. Holderness Road (A165) and can be accessed via the A63 and the property lies on the north side, close to the junction of Mersey Street in a mixed commercial and residential area.



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## Freehold Shop and Residential Investment

### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

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