

# FOR SALE

## RETAIL UNIT WITH FLAT

180 BEVERLEY ROAD, HULL, HU3 1UP

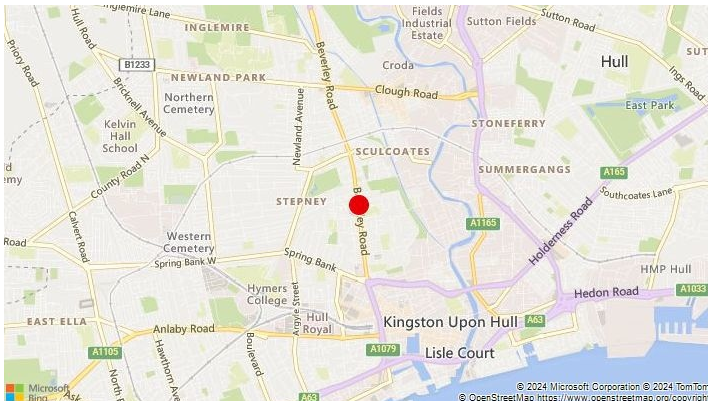
**BARRY  
CRUX** & co

**RETAIL**  
**154.8 sq.m.** (1,666.27 sq.ft.)

**Price - £165,000**

### Property Features

- Freehold Retail Unit With Accommodation Above
- Long established retail premises with great potential for a variety of different uses.
- Prominent position on busy arterial road with heavy traffic flow and footfall, and close to large residential areas, and university of Hull student living areas
- Easily arranged shop with storage facilities
- Well appointed and finished two bedroom maisonette living accommodation with separate access



### Enquiries

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## Location

The property is located to the west of Hull city centre. From Hull city centre head out along Beverley Road and the property is found around half a mile or so on the right hand side.

## Description

Mid terrace property with frontage directly onto Beverley Road. Two storey traditional construction with purpose developed roof void area. Rear access along 10 foot to rear.

Joint Agents:  
Andrew Spencer - Barry Crux & Co - 01904 659990  
Paul White - Garness Jones - 01482 312366

## Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

Ground Floor:  
Shop - 10.77m x 3.74m plus recess, Inner Hall - 1.07m x 2.96m, Kitchenette - 1.42m x 2.06m, Toilet, Rear Store/Office - 4.76m x 2.88m Store - 4.75m x 2.93m. Outside - Rear Yard and Side Yard

Living Accommodation:  
Ground Floor Lobby with stairs to First Floor Landing, First Floor: Living Room - 4.36m x 6.35m with Kitchenette area, Rear Bedroom 1 - 4.03m x 4.32m with Ensuite Toilet, Second Floor: Bedroom 2 - 5.34m x 4.37m, Ensuite Bathroom and Dressing Room - 4.03m x 2.66m

	sq.m.	sq.ft.
Ground Floor - Shop	42.38	456.18
Inner Hall	3.17	34.12
Kitchenette	2.93	31.54
Rear Store/Office	13.71	147.57
Store	13.92	149.83
First Floor - Living Room	27.25	293.32
Rear Bedroom 1	17.41	187.4
Second Floor - Bedroom 2	23.34	251.23

## EPC Rating

An EPC has been commissioned and will be available in due course.

## Services

All mains services are connected; gas boiler provides central heating and hot water to the maisonette.

## Local Authority

Hull City Council

## Business Rates

RATEABLE VALUE RATES PAYABLE

£4,000

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

## Terms

The property is freehold. It has the benefit of rear access with or without vehicles along the 10 foot lane.



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