



**316 Marfleet Lane, Hull,  
East Yorkshire, HU9 5AQ**

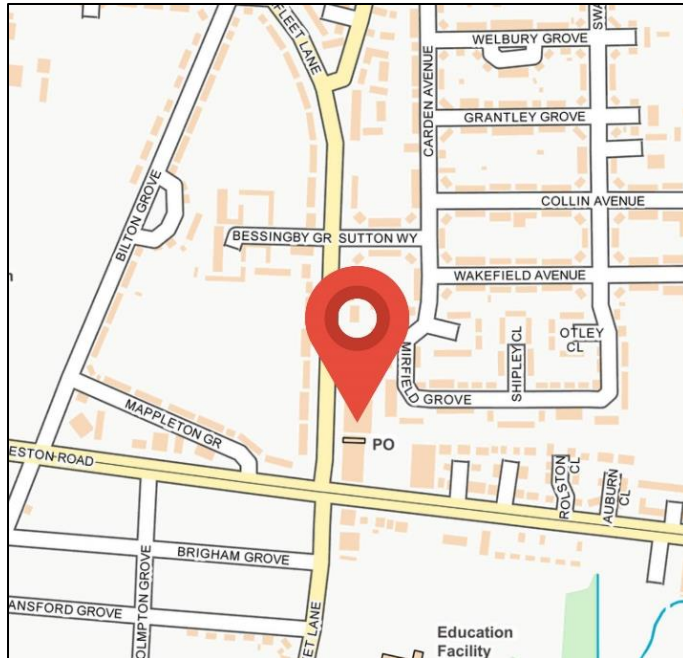
**Investment For Sale 291 sq m (3,132 sq ft)**



## Location

Marfleet Lane forms part of Hull's outer ring road linking Hedon Road and Holderness Road two of the city's busiest main arterial routes.

316 Marfleet Lane is located on a particularly busy parade of shops in a heavily populated residential area close to the junction with Preston Road. Other traders on the parade include Heron Frozen Food, Dove House Hospice retail, Lloyds Pharmacy, Cooplands Bakery, William Hill and a post office along with an Aldi supermarket and public car park to the rear of the property.



## Description

The property comprises a ground floor detached retail unit offering sales accommodation of approximately 2,142 sq ft together with rear and side stores and benefits from electric roller shutters to the front elevation.

## Summary

- Substantial retail unit of approximately 291 sq m (3,132 sq ft)
- Located on a busy shopping parade
- Freehold Investment for sale
- Rental income of £18,000 pa

## Accommodation

The property provides the following approximate accommodation which has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice:

	Sq m	Sq ft
Sales Area	199	2,142
Rear Store	74	797
Side Store	18	193
Total	291	3,132

## Tenure

We are advised that the property is freehold and will be conveyed with the tenant in situ. Further details are available from the sole agents.

## For Sale

The asking price for the freehold interest is £210,000.

## Tenant

The property is currently occupied as a grocery store. It is held on a 5 year lease from September 2022 and has an annual rental income of £18,000.

## VAT

To be confirmed

## Business Rates

The Purchaser will be responsible for the payment of business rates. Internet enquiries with the Local Authority reveal that from April 2023 the property attracts a rateable value of £19,250, which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

TBC

## Contacts

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