# Hull - 155 Springbank HU3 1BN
# Freehold Vacant Retail Investment

BLUE ALPINE

PROPERTY CONSULTANTS

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## Investment Consideration:

- Purchase Price: £95,000
- Vacant possession
- ERV: £8,000 p.a. GIY: 8.42%
- VAT is NOT applicable to this property
- Comprises three-storey retail premises
- Suitable for variety of uses (Class E)
- Situated on a main arterial road, with occupiers nearby include restaurants, takeaway, mobile phone shop, convenience store and many more.

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## Property Description:

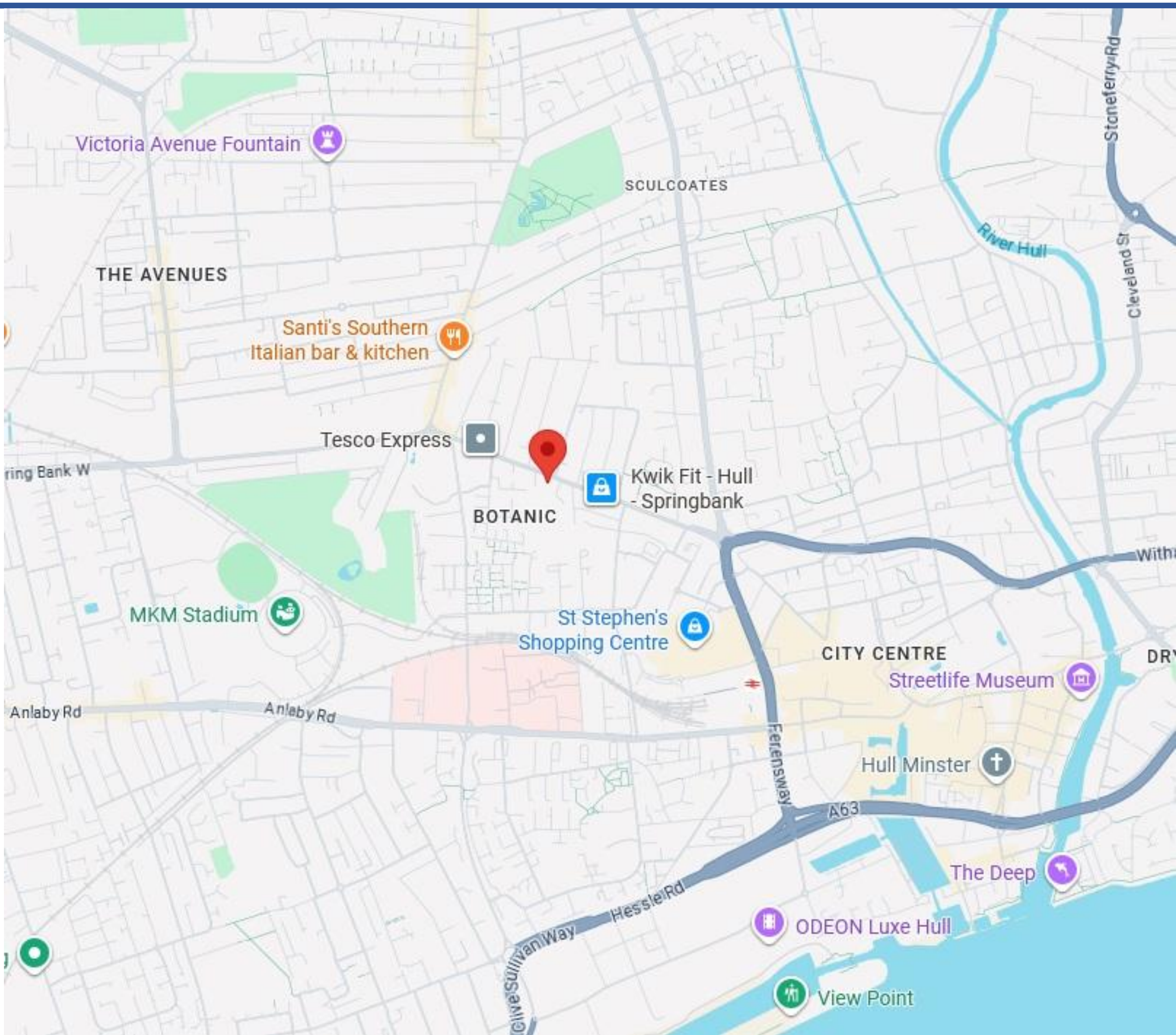
Comprises ground floor shop with ancillary accommodation at first and second floor providing the following accommodation and dimensions:

Ground Floor: 50 sq m (538 sq ft)
Open plan retail, storage, kitchen, wc
First Floor: 30 sq m (323 sq ft)
2 rooms, storage
Second Floor: 10 sq m (107 sq ft)

Total GIA: 90 sq m (968 sq ft)

## Location:

Hull city centre is approximately 0.8 miles to the southeast, and Hull rail station is about 0.7 miles to the southeast. Pearson Park is accessible approximately 0.9 miles to the north. The location offers a range of local shops and amenities along Spring Bank, with easy access to the A63/A165.



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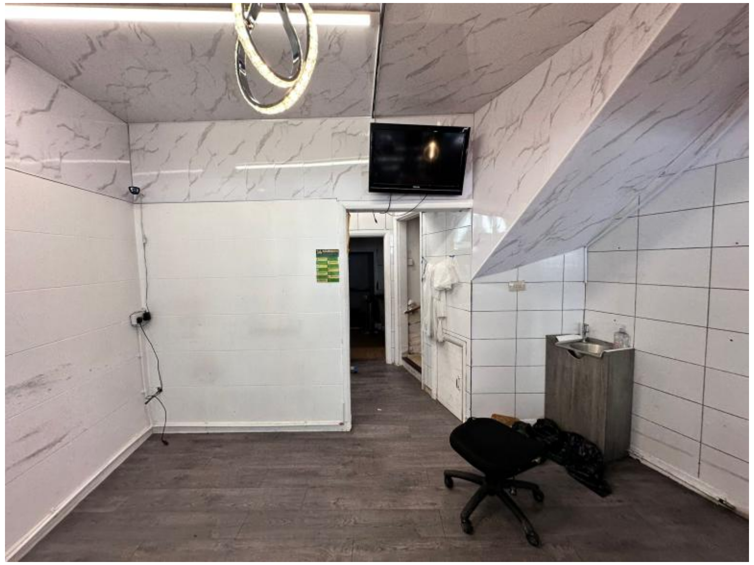




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## Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.

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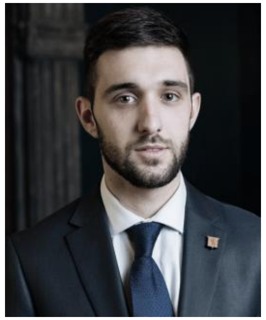

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## Address:

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