



For Sale

189 Queen Street, Withernsea HU19 2JR

- Mixed-use investment opportunity.
- Ground floor retail with large self-contained 3-bed flat above.
- Flat to be sold with benefit of vacant possession.
- Estimated income once fully let £16,750 - £18,000pa.

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Location & Situation

The property is located in the popular seaside town of Withernsea situated approximately 18 miles east of Hull. The property is situated along Queen Street in close proximity to the Aldi supermarket within the centre of Withernsea and is within walking distance of all local amenities including Withernsea Central Promenade beach front.

Description

The property comprises of a ground floor retail unit currently used by a local charity shop and is let on a five year term from and including 1st April 2020 at a rent of £9,000 per annum exclusive.

The first floor comprises of a large 3-bed self contained flat which has previously been rented at approximately £500 per calendar month with potential to see an increase in this monthly figure once let. The upper flat is currently vacant having recently been used as a second home by the vendor and will be sold with the benefit of vacant possession.

The total income once fully let is estimated to be £16,750 - £18,000 per annum.

EPC

Details of the EPC are available upon request.

Services

We understand electricity, gas, water and drainage are connected.

Planning

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

Accommodation

The accommodation provides the following floor areas:

Ground floor retail - 969 sq. ft (90.10 sq. m)

First floor residential - 1,270 sq. ft (117.97 sq. m)

Total: 2,239 sq. ft (208.07 sq. m)

Business Rates/Council Tax

We understand the ground floor has a rateable value of £6,400 and the upper flat has a council tax band rating A.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price

The freehold interest is available subject to the existing tenancy with offers in the region of £175,000.

Viewings strictly by appointment through us as sole selling agents.

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