



# For Sale/To Let

157 Queen Street, Withernsea HU19 2JR

- Mixed-use opportunity with rear parking.
- Ground floor retail with self-contained 1-bed flat above.
- Of interest to owner occupiers and investors.
- Estimated income once fully let £9,750 - £11,150pa.

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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 that has recently become vacant and could be of interest to owner occupiers and a 1-bed self contained flat situated upon the first floor.

The flat has been let to the same occupier for over six years and currently produces £350 per calendar month. The upper flat is to be sold with the current tenant in situ and the ground floor to benefit with full vacant possession. Additionally the property enjoys land at the rear used for off-street parking.

The total income once fully let is estimated to be £9,750 per annum with significant potential to increase the income upon the flat to an estimate £425-£450 per calendar month. .

## EPC

We understand the property has an EPC rating of "E".

## Services

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

## VAT

We understand VAT is not payable at the prevailing rate.

## 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 - 432 sq. ft (40.11 sq. m)

First floor residential - 416 sq. ft (38.63 sq. m)

Total: 848 sq. ft (78.74 sq. m)

## Business Rates/Council Tax

We understand the ground floor has a rateable value of £3,850 and the upper flat has a council tax band rating A.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price/Terms

The freehold interest is available subject to the existing tenancy with offers in the region of £125,000. The ground floor unit is also available to let on brand new lease terms at £5,750 per annum exclusive.

Viewings strictly by appointment through us as sole agents.

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