

**FOR SALE**

**252 ANLABY PARK ROAD SOUTH, HULL, HU4 7JB**



/// [sample.flies.hush](https://sample.flies.hush)





Additional photographs of the property can be viewed on our website.

**Opportunity for development / investment**

**Ground floor retail premises available with vacant possession**

**Residential accommodation to the upper floor -**

**Large plot with scope for extension / additional dwelling (stp)**

**Guide Price: £145,000**

## LOCATION

The property is situated on the east side of Anlaby Park Road South close to the junction with Boothferry Road. Anlaby Park Road South is a busy thoroughfare between Hessle Road and Boothferry Road. This is primarily a medium to high density residential area close to Sirius Academy. Hull City Centre is approximately 5 miles away to the east.

## DESCRIPTION

The property is of traditional brick construction under a tiled roof and is situated at the end of a small terrace of residential properties. The property comprises a ground floor lock up shop with rear kitchen and storeroom. The shop has security shutters. The shop and flat share a small entrance lobby. The flat provides sitting room, kitchen and bathroom at first floor with a loft bedroom. Both the shop and flat require refurbishment. There is rear access from Lynton Avenue. There is potential, subject to planning to either extend the property or build a small additional dwelling on the land to the side.

## ACCOMMODATION

### Ground floor shop

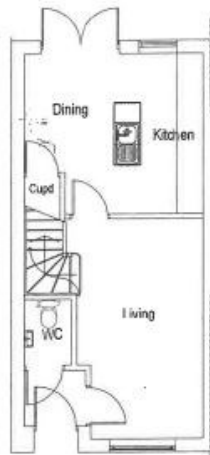
Retail area	34.7 sq m	374 sq ft
Kitchen	8.7 sq m	94 sq ft
Storeroom	7.6 sq m	82 sq ft

WC

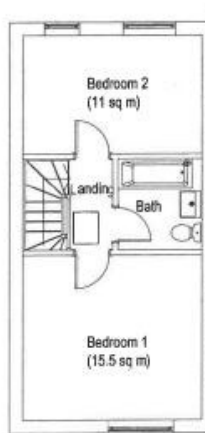
### Living Accommodation

Providing: Sitting room, kitchen and bathroom with loft bedroom



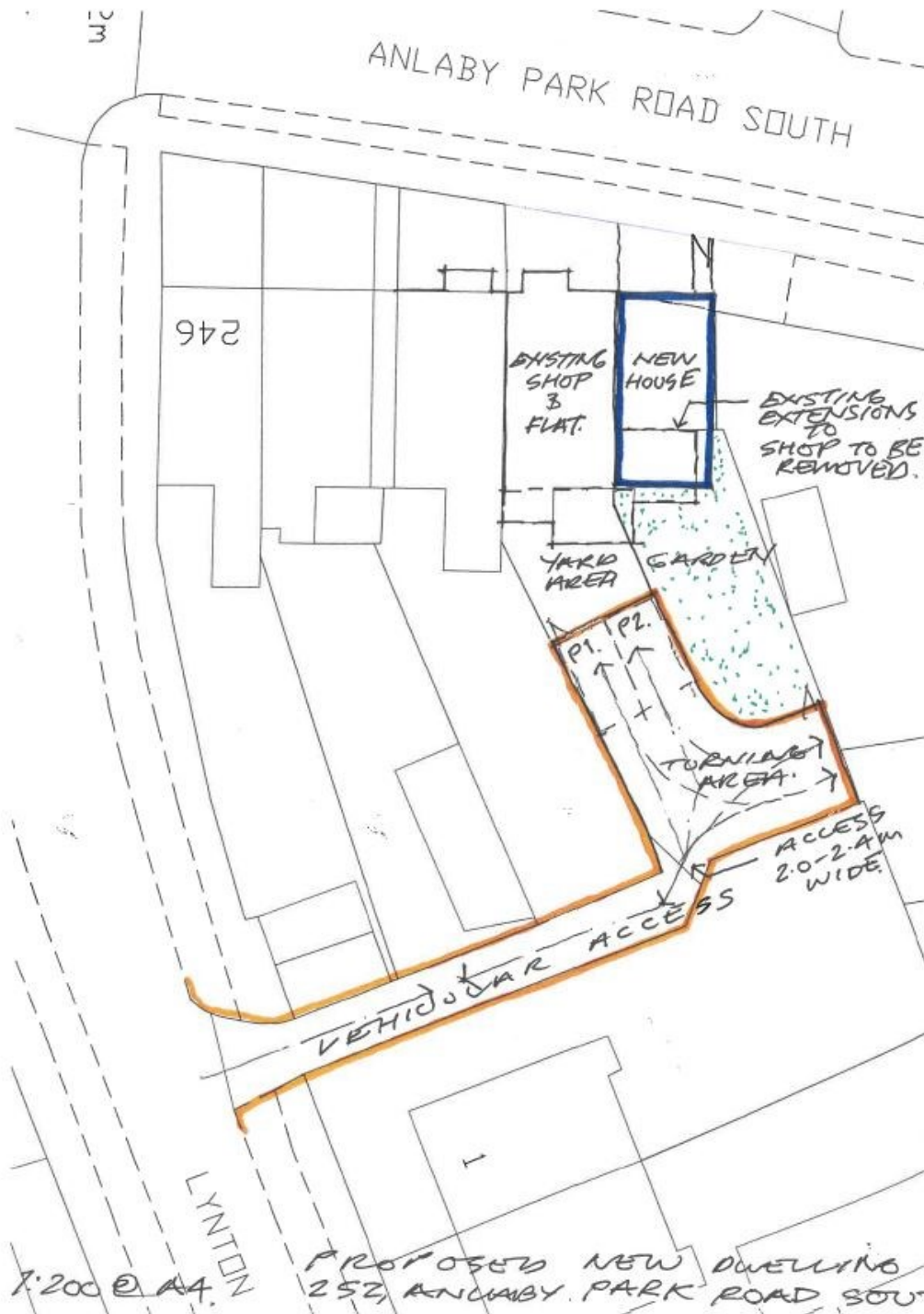


Proposed Ground Floor Layout Plan



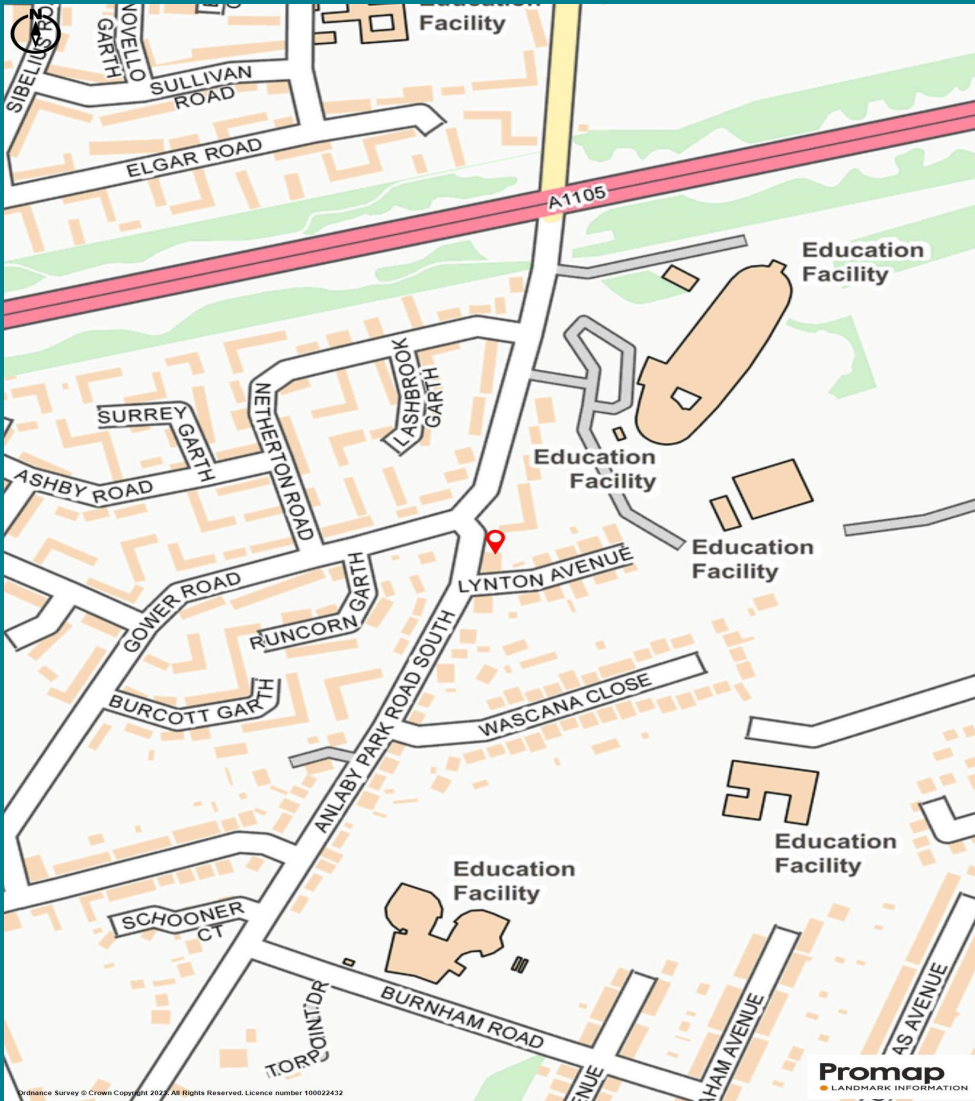
Proposed First Floor Layout Plan

TYPICAL PLANS.



PROPOSED NEW DWELLING  
252, ANLABY PARK ROAD SOUTH.

1:200 @ A3.



## TERMS

The property is available for sale at a guide price of £145,000.

## ADDITIONAL INFORMATION

**Tenure:** The property is freehold and will be sold with vacant possession.

**Local Authority:** Kingston upon Hull City Council.

**Local Authority Charges:** The shop has a rateable value of £2,800. The flat is in Band A for Council Tax purposes..

**EPC:** Shop D. Flat D.

**Services:** All mains services are connected to the property. The shop and flat have a shared gas supply. Prospective buyers are advised to check on the suitability of supplies for their proposed use.

**VAT:** The price quoted is exclusive of VAT. VAT is not applicable to this transaction.

**Legal Costs:** Each party will be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

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Ref: 22/104

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