

penrose



**For Sale**

533.48sq m (5742sq ft)

35-39 Anlaby Road  
Hull, HU1 2PG

**RETAIL**



- Substantial double fronted retail property
- Prominent location
- Ideal for a variety of occupiers
- Fitted security shutters

#### Location

Kingston upon Hull is the economic centre of the Humber Estuary situated on the North Bank close to the Humber Bridge. Hull has a resident population of around 310,000 and with a potential catchment of approximately 850,000. The port of Hull, together with Immingham and Grimsby, make up the busiest estuary in the UK. The port of Hull deals with ten million tonnes of freight each year, which equates to approximately £12 billion in trade. The city has excellent road connections via the M62, M18 and M180 motorways. Humberside international airport is located 15 miles to the south and direct rail services to London, Kings Cross take less than 2 ¾ hours.

#### Situation

The property is situated in a prominent position opposite Paragon transport interchange on Anlaby Road within the city centre, in close proximity to St Stephen's shopping centre, the City Hall and Bonus Arena.

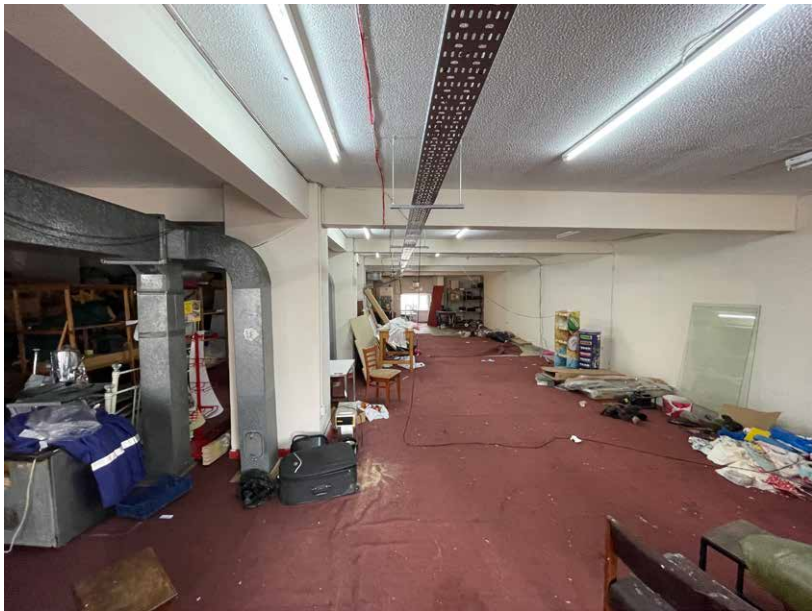
#### Description

The property comprises a traditional 3 storey building which has been extended to the rear. The ground floor is currently utilised as retail accommodation, with first floor storage. There is also restricted access to attic storage.

#### Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft		Sq m	Sq ft
<b>Ground Floor</b>			<b>Second Floor (restricted access)</b>		
Sales	213.26	2,296	Store Room	29.01	312
Store Room 1	28.56	307	<b>TOTAL</b>	<b>533.48</b>	<b>5,742</b>
Store Room 2	8.92	96			
<b>First Floor</b>					
Main Store Room	210.17	2,262			
Small Store Room	22.78	245			
Office	20.78	224			



## VAT

Vat is understood not to apply to purchase price. Further confirmation should however be sought from the vendors prior to purchase.

## Tenure

Freehold

Alternatively the property may be available To Let. Further information is available from the sole agents.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to confirm the source of funding and provide two forms of ID.

## Proposal

Offers based on £200,000 for the freehold interest

## Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property is currently assessed as a whole and has a rateable value of £16,750 which is subject to the current rate of 49.9 pence in the pound for year commencing April 2022. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

## EPC

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

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## Contacts

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Ref: 00-  
August 2022

