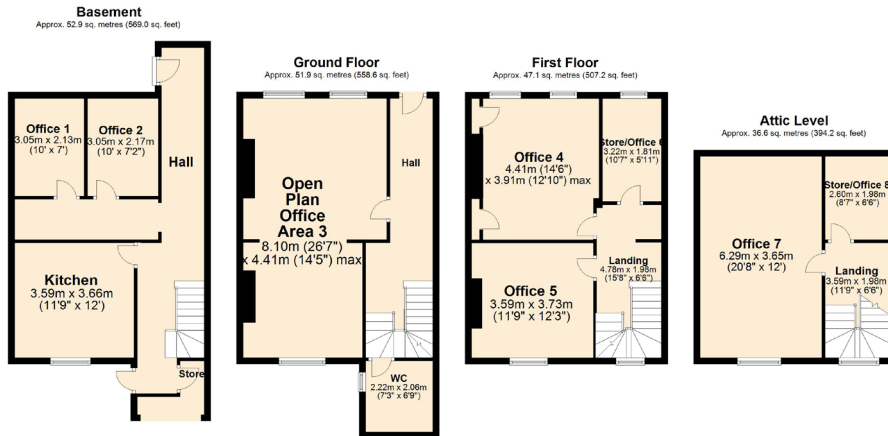




# 97 Spring Bank, Hull, HU3 1BH

\*GUIDE PRICE: £140,000 to £150,000 (plus fees)



### Description

An interesting mixed use property with tremendous potential for further development and either residential or business use. The original four storey Georgian town house is a Grade II listed building. Latterly used as offices a consent was previously granted for conversion back to a single dwelling (over 2000 sq ft). Double glazing has been installed, but modernisation work is required. Beyond a small open courtyard the rear of the site has been developed with a two storey modern building (approx 2200 sq ft) which has been used for offices/workshop purposes and has also had lapsed approval for therapy and educational use. Integral garage with rear access. The sale of the premises provide a unique opportunity to acquire a property which has a variety of uses subject to necessary planning consents.

### Situation

Spring Bank is one of the busiest main arterial roads in Hull, carrying a substantial volume of traffic in and out of the city centre at most times of the day. The property is in a Conservation area where a mixture of buildings are used for retail, business and residential purposes. It is only half a mile to the Hull Paragon railway station in the centre of the city and the property is within easy reach of St Stephens Shopping centre and car parking.

### Accommodation:

#### FRONT BUILDING

Basement: Entrance Hall, Two Offices, Kitchen.  
 Ground Floor: Main Entrance Hall, open plan through Office, separate WC.  
 First Floor: Landing, Three Offices.  
 Second Floor: Attic level Office, Store.  
 External: Walled concrete yard.

#### REAR BUILDING

Ground Floor: Hallway, Two Storage / Workshop areas, Kitchen, integral Garage.  
 First Floor: Landing, door to Balcony Area, Two Storage / Office Rooms.

**Viewing:** Strictly by appointment with the auctioneers on 01482 866844.

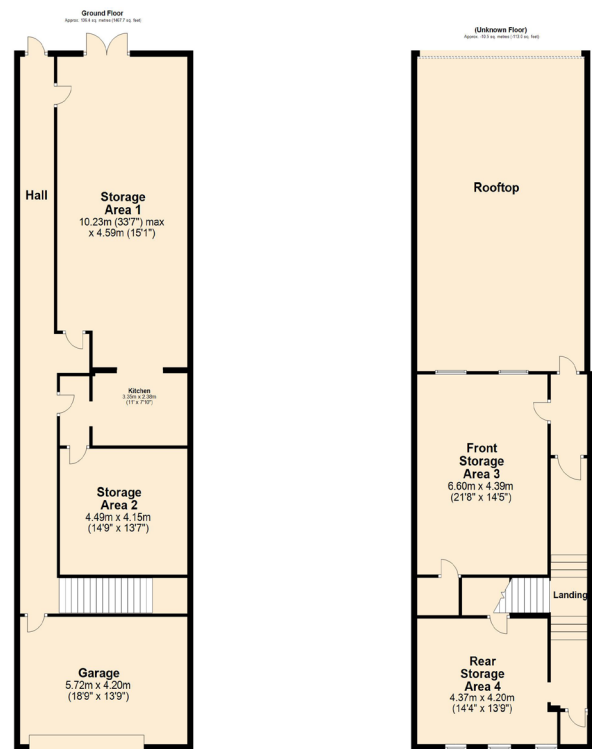
**Solicitors:** Hamers, 5 Earls Court, Priory Park East, Hull, HU4 7DY. Telephone: 01482 326666. Email: enquiries@hamers.com.

**Tenure:** Freehold. Vacant possession upon completion.

**Services:** Mains water, electricity, gas and drainage are available. Interested parties should make their own enquiries as to the current state of service connections.

**Outgoings:** Rateable value - £14,000 "office and premises".

**EPC rating:** To be confirmed.



Total area: approx. 125.9 sq. metres (1354.7 sq. ft.)  
Approximate dimensions  
 not to scale

### Additional Fees

#### Administration Charge & Buyers Premium

The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property.

#### Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.