



## 332 Beverley Road

Hull, HU5 1BA

**Hull mixed commercial & residential  
investment opportunity - £300,000**

**Current Revenue £28,694.24 per  
annum**

**2,881 sq ft**  
(267.65 sq m)

- Commercial income - £5,199.96 Per annum
- AST income - 23,494.28 per annum
- Comprising a shop, 1 x 2 bed flat and 2 x 1 bed flat
- Video tour available
- On street parking
- Great transport links and student HUB
- D&D's Market shop at ground floor

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## Summary

Available Size	2,881 sq ft
Price	£300,000
Rateable Value	£6,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

## Description

An opportunity to acquire a large mixed use investment property in Hull comprising a shop and three refurbished student flats.

Flats comprise of the following:

- Open planned Living room and kitchenette
- Toilet and shower facilities
- 4 Double bedrooms

## Location

The property is situated on Beverley Road and is in an ideal location for all local amenities including shops, bars, restaurants. Also convenient travelling distance for Hull City Centre and Hull university.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Ground floor commercial unit	891	82.78	Available
Building - Flat 1 - 2 bed	850	78.97	Available
Building - Flat 2 - 1 bed	516	47.94	Available
Building - Flat 3 - 1 bed	624	57.97	Available
<b>Total</b>	<b>2,881</b>	<b>267.66</b>	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

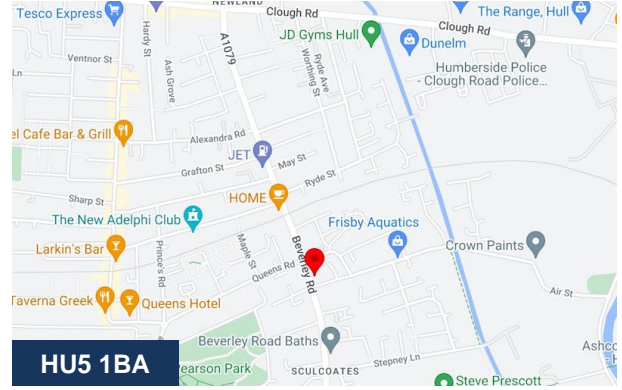
This property is available Freehold with offers in access of £300,000. Proof of funding required on any offers placed.

## Services

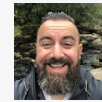
We are advised that all mains services are connected to the property, these services have not been inspected or tested by the agent.

## Finance

Finance may be available through Independent Financial Brokers and P&F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.

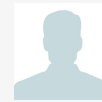


## Viewing & Further Information



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