



Hull Investment

414 Beverley Road, Hull, HU5 1LP

**Hull mixed commercial & residential
investment opportunity - £270,000**

**Current Revenue £32,776 per
annum**

**2,458 sq ft
(228.36 sq m)**

- Commercial income - £5,160 Per annum
- AST income - 27,617 per annum
- Occupying a prominent corner position on busy Beverley Rd
- Within a popular and established student rental location
- Halo's Barbers shop fronting Beverley Road
- Providing 4 bedroom student accommodation over 2 floors
- Communal lounge, kitchen and

WC's/bathrooms

- Includes a well presented self contained 1 bedroom flat

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Summary

Available Size	2,458 sq ft
Price	£270,000
Rateable Value	£4,750
Car Parking	On street parking available
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Large mixed use investment property fully let and producing £32,776 per annum excl. comprising of the following areas: Ground floor Steet facing barbers shop, 4 bedroom student accommodation and a self contained 1 bed flat.

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 - Commercial unit	586	54.44	Available
Building - Flat 1 - 4 bed	1,388	128.95	Available
Building - Flat 2 - 1 bed	484	44.97	Available
Total	2,458	228.36	

Viewings

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

Terms

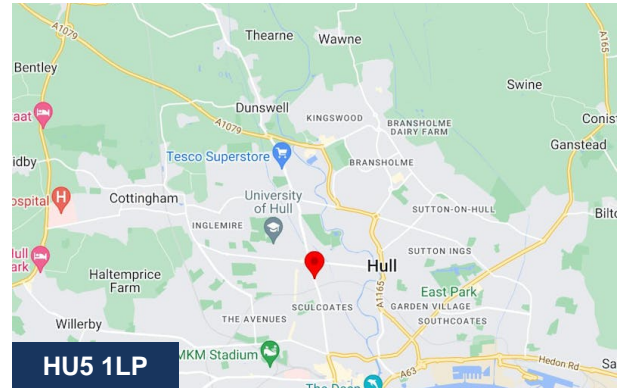
This property is available Freehold with offers in access of £270,000. Proof of funding required on any offers placed.

Services

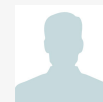
We are advised that all mains services are connected to the property, these services have not been inspected or tested by the agent.

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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