

# FOR SALE

## RESTAURANT PREMISES WITH FOUR SELF-CONTAINED FLATS



### 1-3 SWINEGATE HESSLE HU13 9LG

- The property comprises a café/restaurant with 4 self contained separately accessed flats above.
- The restaurant provides gross internal area of 3,767 sq ft (350 sq m) and includes dining area, kitchen, customer WCs, staff facilities and storerooms.
- The living accommodation provides two 2 bedroom flats and two 1 bedroom flats at first floor level. All separately accessed at street level on Northgate.
- The freehold is available at an asking price of £299,950.

**PUBLIC NOTICE: Scotts are now in receipt of offers for the sum of £250,000  
Anyone wishing to place an offer on the property should contact our Hull office  
before exchange of contracts**

**01482 325634**

## LOCATION/DESCRIPTION

The building is situated on the corner of Swinegate and Northgate within the village of Hessle which is located approximately 4 miles west of Hull City Centre. The property provides a restaurant/café with customer access off Swinegate and staff/delivery access off Northgate. Four separately accessed flats are also included and detailed below.



## ACCOMMODATION

Ground floor restaurant/café	3,767 sq ft	(350 sq m)
<b>Flat 2</b> <i>Comprising entrance hall lounge, kitchen, bathroom and 2 bedrooms</i>	815 sq ft	(75.71 sq m)
<b>Flat 2A</b> <i>Comprising lounge, kitchen, bathroom and 1 bedroom</i>	453 sq ft	(42.1 sq m)
<b>Flat 2B</b> <i>Comprising entrance hall, lounge, kitchen, bathroom and 2 bedrooms</i>	467 sq ft	(43.42 sq m)
<b>Flat 2C</b> <i>Comprising entrance hall, lounge, kitchen, bathroom and 2 bedrooms</i>	672 sq ft	(62.42 sq m)

## DISPOSAL TERMS

The whole opportunity is offered For Sale at an asking price of £299,950. Scotts are now in receipt of offers for the sum of £250,000. Anyone wishing to place an offer on the property should contact our Hull office before exchange of contracts

## RATEABLE VALUE

We understand the assessment under the 2010 rating list is 'Restaurant and Premises' at £34,500 R.V.

All the flats are contained within council tax band 'A'. Information sourced from the V.O.A. website.

**Please note** none of the services have been tested.

Any interested parties will be responsible for carrying out their own tests and investigations.

## FURTHER INFORMATION AND TO VIEW

Please contact sole agents Scotts Property LLP at their Hull office Tel: 01482 325634.

**January 2012 information CS.5611 SP**

### Disclaimer

Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

# Scotts

www.scotts-property.co.uk



#### Disclaimer

Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

info@scotts-property.co.uk

www.scotts-property.co.uk

94 Alfred Gelder Street, Hull, HU1 2AN T: 01482 325634 F: 01482 219775

Also At: 5 Town Hall Street, Grimsby, DN31 1HN T: 01472 267000 F: 01472 267111

# Scotts

www.scotts-property.co.uk

## **NEED PROPERTY ADVICE?**

**Landlord & Tenant Issues**

**Rent Reviews**

**Planning & Development**

**Property Management**

**Bank & Company Valuations**

**Residential Land and Property Agency**

**Sales & Lettings**

## **USE SCOTTS EXPERIENCE TO YOUR ADVANTAGE**

**HULL: 01482 325634**

**GRIMSBY: 01472 267000**

**E-mail: [info@scotts-property.co.uk](mailto:info@scotts-property.co.uk)**

### **Disclaimer**

Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

[info@scotts-property.co.uk](mailto:info@scotts-property.co.uk)

[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

**94 Alfred Gelder Street, Hull, HU1 2AN T: 01482 325634 F: 01482 219775**

Also At: 5 Town Hall Street, Grimsby, DN31 1HN T: 01472 267000 F: 01472 267111