



359 Hessle Road, Hull, HU3 4EJ

Asking Price £150,000



This mixed-use commercial property presents a unique opportunity for both investors and homeowners alike. The property boasts a spacious reception room, three well-proportioned bedrooms, and a bathroom, all within a generous area of 969 square feet.

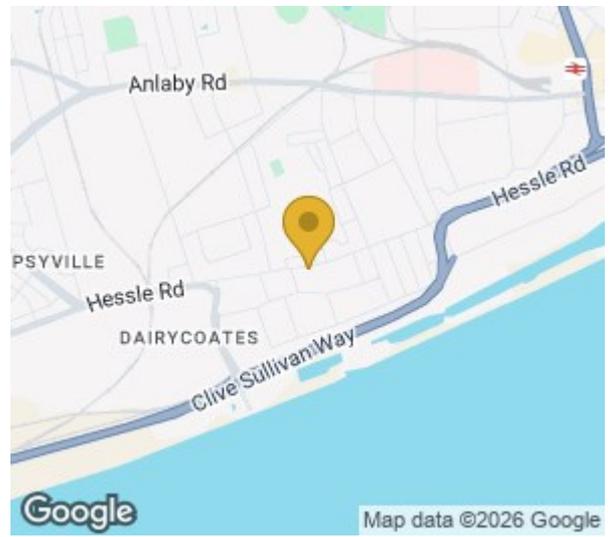
The ground floor features a commercial shop that is currently rented out on a lease, providing a steady income stream. Above the shop, you will find a residential flat that is currently vacant, offering the potential for immediate occupancy or the option to sell with a tenant in situ, should you prefer a hassle-free investment.

With an achievable potential rent of approximately £14,000 per annum, this property is not only a charming residence but also a lucrative investment opportunity. The location on Hessle Road ensures excellent visibility and accessibility, making it an attractive choice for both commercial and residential purposes.

Whether you are looking to expand your property portfolio or seeking a new home with the added benefit of rental income, this property is well worth considering.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 71 |
| (39-54) E | | 36 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.