

FOR SALE

EDWARD'S DIY AND KEYCUTTING

180 BEVERLEY ROAD, HULL, HU3 1UP

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

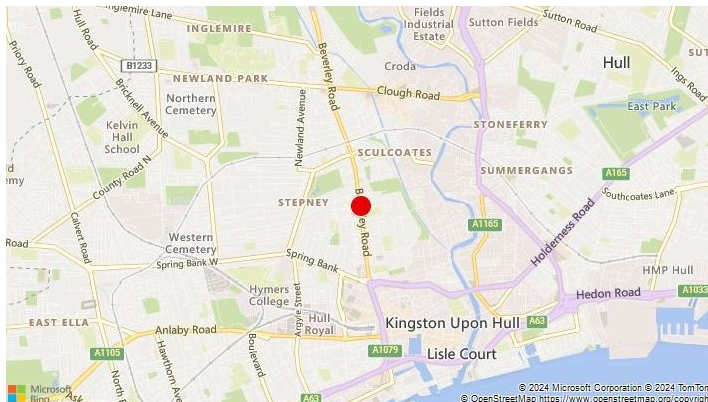
Price - £185,000

For the goodwill of the business, fixtures and fittings, plus stock at valuation

Business

Property Features

- Long established DIY business with key cutting and engraving with significant potential to enhance the business
- Prominent position on busy arterial Road with heavy traffic flow and footfall, and close to large residential areas, and university of Hull student living areas
- Easily arranged shop with storage facilities
- Well appointed and finished two bedroom maisonette living accommodation with separate access



Enquiries

Barry Crux & Company
01904 659990
admin@barrycrux.co.uk

Location

The property is located to the west of Hull city centre. From Hull city centre head out along Beverley Road and the property is found around half a mile or so on the right hand side.

Description

Mid terrace property with frontage directly onto Beverley Road. Two storey traditional construction with purpose developed roof void area. Rear access along 10 foot to rear.

Joint Agents:

Barry Crux - Barry Crux & Co - 01904 659990

Paul White - Garness Jones - 01482 312366

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

Ground Floor:

Shop - 10.77m x 3.74m plus recess.

Inner Hall - 1.07m x 2.96m

Kitchenette - 1.42m x 2.06m

Toilet

Rear Store/Office - 4.76m x 2.88m

Store - 4.75m x 2.93m

Outside - Rear Yard and Side Yard

Living Accommodation:

Ground Floor Lobby with stairs to First Floor Landing

First Floor:

Living Room - 4.36m x 6.35m with Kitchenette area

Rear Bedroom 1 - 4.03m x 4.32m with Ensuite Toilet

Second Floor:

Bedroom 2 - 5.34m x 4.37m

Ensuite Bathroom and Dressing Room - 4.03m x 2.66m



Services

All mains services are connected; gas boiler provides central heating and hot water to the maisonette.

Trade and Business

The Business is operated by two owners, who trade limited hours to suit themselves. Trading is on Mondays to Fridays only, between 10am and 4pm. No Saturday openings. There is therefore great scope to extend trading and hence improve sales and profits.

At present, the business trades beneath the VAT registration limits financial and trading information will be provided to seriously interested parties following an inspection.

There are no staff employed in the business.

Fixtures and Fittings

The property is being offered for sale with the business and includes all fixtures and fittings on the premises

Terms

The property is freehold. It has the benefit of rear access with or without vehicles along the 10 foot lane.

Local Authority

Hull City Council

Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£4,000

The above has been provided for information purposes only. Interested parties are required to make their own enquiries with the local authority business rates department.

EPC Rating

An EPC has been commissioned and will be available in due course.



01904 659 990

www.barrycrux.co.uk

Barry Crux & Company Limited for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Barry Crux & Company Limited nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.



Regulated by

RICS