

FOR SALE

EDWARD'S DIY AND KEYCUTTING

180 BEVERLEY ROAD, HULL, HU3 1UP

BARRY
CRUX  CO

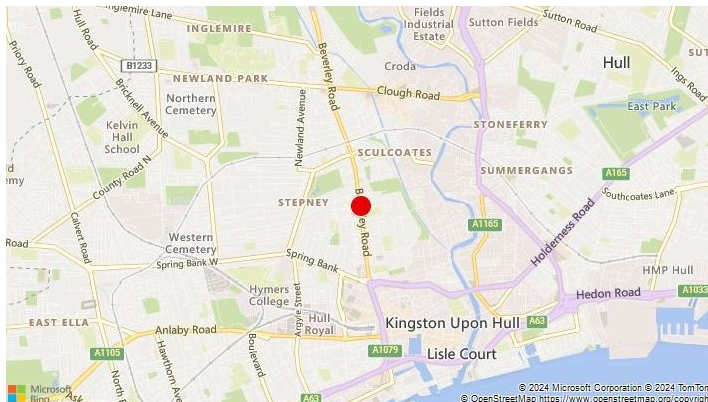
RETAIL

Price - £185,000 Offers in the region of

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

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

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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.

