



On the instructions of Andrew McKenzie & Laura Baxter, Joint Liquidators - P B S Investments Limited

FOR SALE

OFFICE / RESIDENTIAL INVESTMENT

178 Hull Road, Hessle, HU13 9NH



Sanderson
Weatherall





Key Points

- Mixed use office / residential investment
- Busy arterial road location
- Ground floor let to Paragon Accounts Limited
- Flat to upper floors let on ASHT
- Good opportunity for a private buyer
- Current income £12,300pa
- Freehold
- Guide Price £139,950

Location

The property is situated on the south side of Hull Road in Hessle. Hull Road is the main road leading out from Hessle Square towards Hessle Road in the direction of Hull city centre. This is primarily a residential area with the property being surrounded by traditional medium to high density terraced housing. There are some commercial users nearby including garage premises, public house and Angling Direct.

Hessle is a popular west Hull suburb that sits adjacent to the A63 therefore offering easy access to Hull city centre, the M62 and Humber Bridge.

Description

The property comprises a mid terraced property comprising a ground floor office with flat above. The building is of traditional brick construction under a pitched tile roof. There is a single storey extension to the rear under a flat roof. Two bedrooms have been formed in the attic space. The property has upvc double glazed windows and the flat has gas fired central heating. There is a common front door and ground floor entrance lobby. The ground floor provides reception, large walk through office, kitchen, archive store and WC. The living accommodation provides sitting room, kitchen, bathroom and two bedrooms. Externally there is a small forecourt. To the rear there is an above sized garden with outbuilding.



Accommodation

Ground floor offices: 46.2 sq m (496 sq ft)
Upper floors residential: 46.7 sq m (502 sq ft)

Total: 92.96 sq m (998 sq ft)

Lease Terms and Price

The ground floor office is let to Paragon Accounts Limited for a term of 5 years from 1 June 2025. The lease is effectively on a full repairing and insuring basis and the rent is £6,000pa.

The flat is let by way of an Assured Shorthold Tenancy Agreement at a rent of £525 pcm. The initial fixed term has expired and this is now a periodic tenant. There is a deposit of £605.

The guide price is £139,950

Local Authority

East Riding of Yorkshire Council

Local Authority Charges

The shop has a Rateable Value of £4,900. The flat is in Band A for Council Tax purposes.

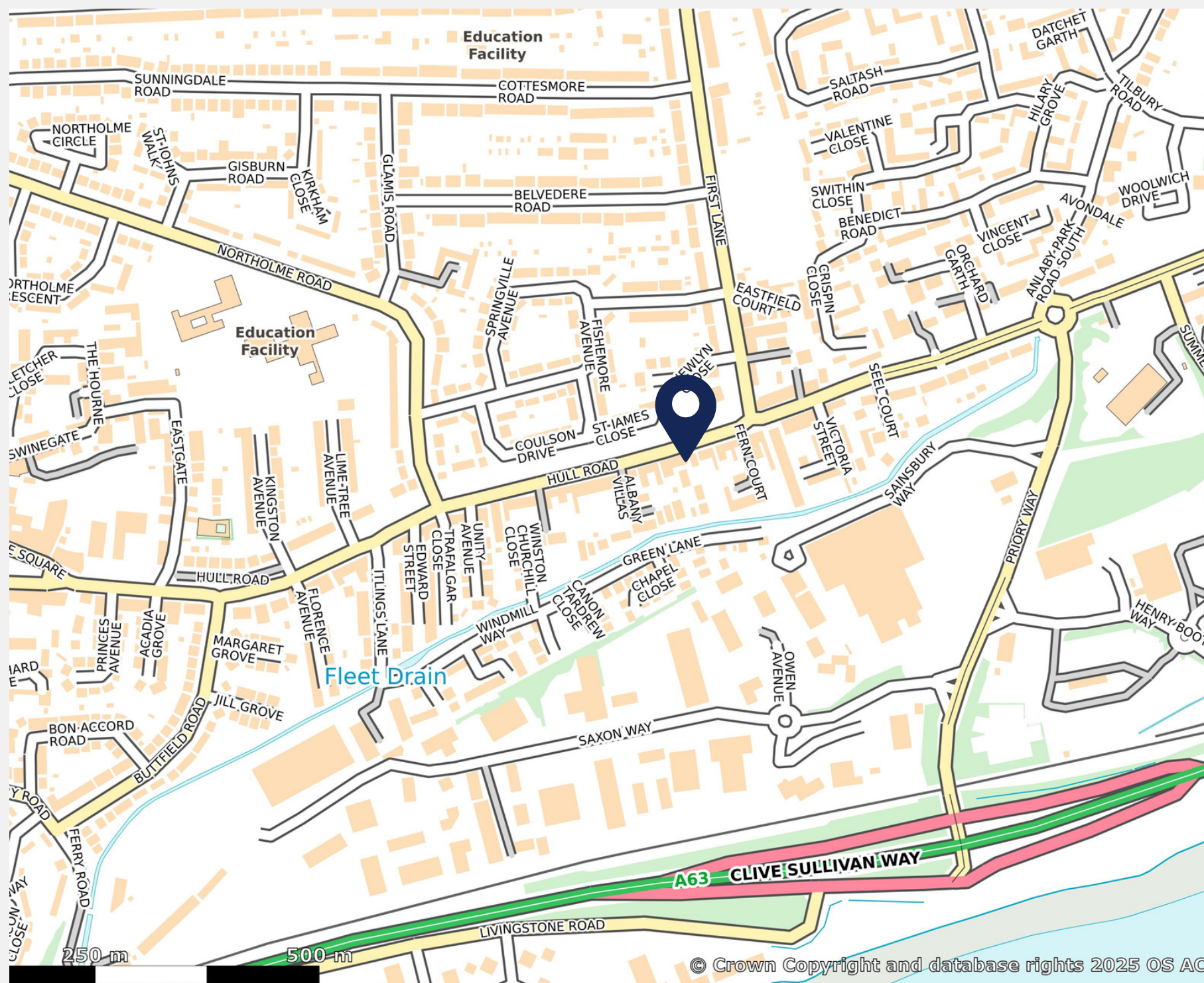
EPC: Shop D. Flat D

Services

All mains services are understood to be connected to the property.

VAT

The price quoted is exclusive of VAT. We are awaiting confirmation as to whether the property has been elected for VAT purposes.



Legal Costs

Each party will be responsible for their own legal costs incurred in respect of this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Selling Agents:

Carl Bradley
07971 875863
carl.bradley@sw.co.uk

Rob Hutchinson
07903 141594
rob.hutchinson@sw.co.uk

Office Tel No: 01482 645 522

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16 October 2025

