

# FOR SALE

FREEHOLD MIXED  
USE INVESTMENT



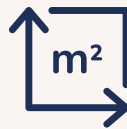
📍 18-21 Witham, Hull HU9 1BY

Price **£400,000**



Property Type

**MIXED USE**



Size

**6,450 SQFT**



Tenure

**FREEHOLD**



Borough

**HULL**



Planning Granted

**NO**



Existing Use

**CLASS E AND C3**

## Tenanted



Partially

## Local Transport Links



Hull Rail Station (0.8 miles)  
Hull Ferry Terminal (2.3 miles)  
New Holland Rail Station (3.5 miles)

## VAT Applicable



YES/NO

## Rateable Value

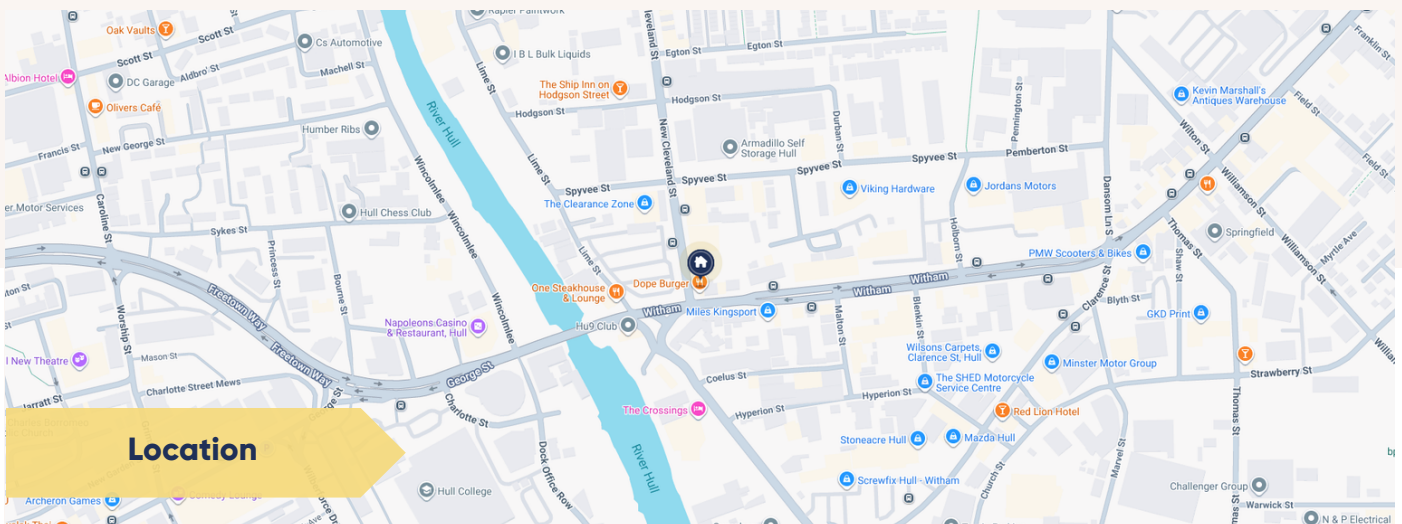


[Rateable Value]

## EPC



B-C



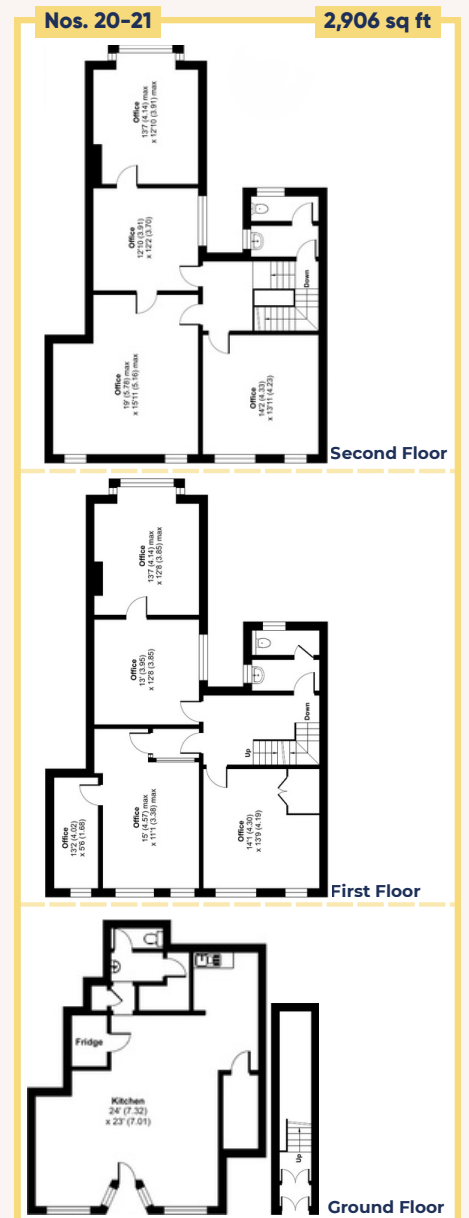
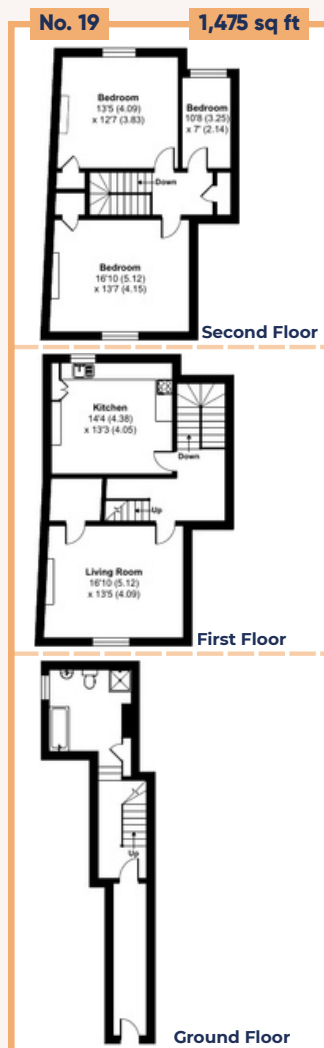
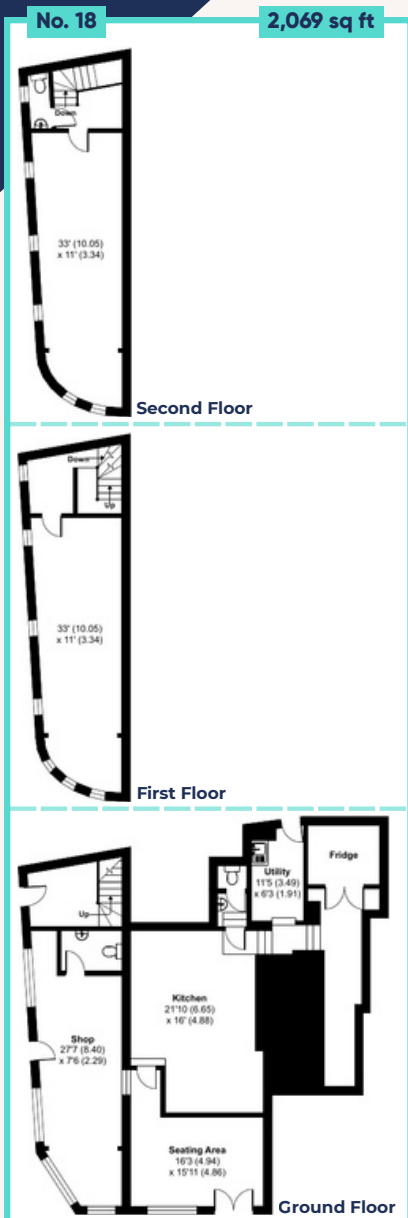
Location



## Additional Information

- Mixed-use income producing property with three established tenants: burger restaurant, cafe and residential flat, producing £1,200pm income.
- Large vacant upper floor office space, offering refurbishment or alternative use potential (e.g. serviced offices, residential conversion, studio space, subject to planning).
- Significant scope to increase overall rental income through active asset management, lease improvements and development of the upper floors.
- Prime central location on Witham, Hull, benefiting from strong visibility, passing trade and connectivity.
- Long-term value-add opportunity, suitable for both investors and owner-occupiers looking to scale income and unlock further development uplift.

# FLOORPLANS



Total size: **6,450 sq ft**



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