

146 Hallgate,
Cottingham, HU16 4BD

TO LET

Ground floor retail unit with
first floor office & store

Situated in the popular village of
Cottingham

Highly visible location

High footfall area

Available on new lease

Suit variety of uses
subject to planning

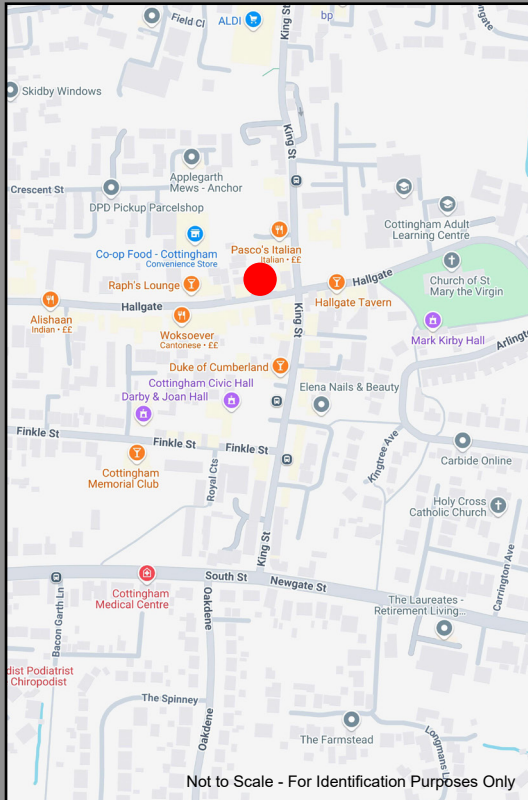
Guide Rent £5,750 p.a.

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Cottingham is a large village located circa five miles North of Hull and circa five miles South of Beverley Cottingham is a large residential village adjoining the western fringes of the Hull conurbation approximately 5 miles west of Hull City Centre and is well served for local amenities and the railway station.

DESCRIPTION

The property comprises a ground floor shop unit fronting with large display window, fronting onto Hallgate and with two first floor rooms. Ideal for various uses, subject to planning.

ACCOMMODATION

Ground Floor Sales Area	151 sq ft	(14 sq m)
First Floor Sales	118 sq ft	(11 sq m)
First Floor Office/Store	129 sq ft	(12 sq m)
Total	398 sq ft	(37 sq m)

NOTE: The neighbouring tenant has access through the unit.

SERVICES

We understand that mains water and electricity are connected.

BUSINESS RATES

The property is assessed at Rateable Value £2,500 (2023 Rating List). The Local Authority is East Riding of Yorkshire Council.

PLANNING

Enquiries regarding use should be made to East Riding of Yorkshire Council Planning Department.

LEASE TERM

The property is available at a guide rent of £5,750 per annum on an internal repairing and insuring lease, exclusive of business rates and all other outgoings. The property is available on a new 3 or 5 year lease (with 3 year review)

INSURANCE

The landlord insures the building (excluding plate glass) but the tenant is responsible for reimbursement.

ENERGY PERFORMANCE RATING E

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Liz Haller liz.haller@hallerevans.com

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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