



To Let

43 Cottingham Road, Hull HU5 2PP

- Ground floor retail premises.
- Available on breand new lease terms.
- Off-street parking available.
- Situated in prominent position.

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Location & Situation

The property is situated on Cottingham Road approximately two miles north of Hull city centre. Cottingham Road comprises of various retail and leisure uses and is a highly populated student area with the University of Hull situated close by.

Description

The property comprises of a ground floor former takeaway premises with the benefit of permitted change to Use Class E.

The property is suitable for a variety of uses with the benefit of off-street parking located at the front and a secure rear yard area. Internally the property includes a single W/c as well as rear storage area and an electric roller shutter.

Additionally the first floor comprises of a self-contained flat which is available on separate lease terms.

Accommodation

The entire ground comprises of approximately 607 sq. ft (56.36 sq. m).

EPC

We understand the property has an EPC rating of C75.

Planning

We understand the property benefits from permitted change to use class E.

Services

We understand electricity, water and drainage are connected to the premises.

Business Rates

We understand the property has a rateable value of £9,900. Interested parties are advised to contact the local authority to determine the accuracy of the business rates.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The property is available on brand new lease terms at an asking rent of £11,500 per annum exclusive. Viewings made strictly through us as sole agents.

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