

staniford
grays



14-16 George Street, Cottingham, HU16 5QU

For Sale By Informal Tender £325,000

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14-16 George Street

Cottingham, HU16 5QU

- MIXED USE DEVELOPMENT
- POTENTIAL FOR CONVERSION
- OUTBUILDINGS AND GARAGE
- VIEWING BY APPOINTMENT ONLY
- LARGE COMMERCIAL SPACE WITH 2 FIRST FLOOR APARTMENTS
- GATED ACCESS TO REAR AND GENEROUS PARKING
- DECEPTIVELY SPACIOUS
- FOR SALE BY INFORMAL TENDER

GUIDE PRICE £325,000-£350,000- MIXED USE DEVELOPMENT/CONVERSION OPPORTUNITY.

OPEN TO VIEW (GROUND FLOOR ONLY)- FRIDAY THE 2ND OF AUGUST 11:00-13:00 ALL PARTIES WELCOME.

FOR SALE BY INFORMAL TENDER -CLOSING DATE; NOON, FRIDAY THE 6TH OF SEPTEMBER 2024.

Occupying an established plot in central Cottingham; all interest is invited for this character home offering a wealth of potential and having been extended considerably over the years.

The opportunity for sale represents a ground floor commercial space with associated outbuildings and land to the rear offering some further scope and hope value for development (subject to necessary permissions) with associated gated parking and forecourt.

To the first floor are two refurbished and modernised apartments with existing tenants in place are being sold as a going concern.

Considerable scope is offered to convert the existing residence back to residential apartments or an HMO style dwelling.



For Sale By Informal Tender £325,000



INFORMAL TENDER

The subject property is for sale by informal tender. The closing date being 12 noon on Friday 30th of August. Any party wishing to make an offer should do so in a sealed envelope clearly marked 'Informal Tender' with the address, 14-16 GEORGE STREET, COTTINGHAM, written on the front of the envelope. All bids should be submitted for the attention of Ben Wright, Staniford Grays Estate Agents, 2 West End Swanland, HU14 3PE. The offer should be clearly identifiable as to what the offer is and any condition under which the offer is made. The vendors will open the offers received with the sole selling agent and the successful party will be informed. The vendors reserve the right to accept the offer which in their opinion is the best offer. The vendors are under no obligation to accept a bid should it not be at an acceptable level to them. The vendors also reserve the right to end the tender process if an acceptable offer is received prior to the closing date. For further tender details please refer to the tender information pack which will be provided upon request.

EXCHANGE AND COMPLETION DATES : Target exchange date within 4 weeks and completion date no later than 8 weeks from instructing solicitors..

AGENTS NOTE VIEWING

Viewing is available with the sole selling agent Staniford Grays at the appointed viewing times allotted. Any enquiries relating to the potential planning should be directed to the East Riding of Yorkshire Council and remain the sole responsibility of applicants. The vendors are selling the opportunity without incumbrances and as a consequence any bids received would not consider a conditionality relating to the granting of a successful planning approval or change of use.

TENANCIES

Flat 1: £650.00 PCM
T/A commenced 26.04.24 fixed term ends 25.10.24

Flat 2:£595.00 PCM
T/A commenced 19.01.24 fixed term ends 18.07.24

RECEPTION HALLWAY

16'7" x 5'10" (5.08 x 1.79)

ROOM ONE

With bay window to front elevation.

14'6" x 12'2" (4.43 x 3.72)

ROOM TWO

12'8" x 12'5" (3.87 x 3.81)

ROOM THREE

With bay window to front elevation.

21'11" x 10'9" (6.70 x 3.28)



INNER HALLWAY
With access to...

CLOAKROOM W.C

OUTER CORRIDOR 52'3" x 5'5" (15.95 x 1.66)
Providing access to multiple rooms. Including...

OFFICE 13'7" x 18'6" (4.15 x 5.65)

W.C 6'2" x 2'9" (1.90 x 0.84)

KITCHEN (L-Shaped) 13'8" x 7'8" (extending to 9'8" x 4'8") (4.17 x 2.36 (extending to 2.95 x 1.43))

Fitted with a range of traditionally styled wall and base units, with inset sink, gas hob with extractor over, double oven and tiling to splashbacks. Space for further white goods.

STORE ONE 20'10" x 11'0" (6.36 x 3.37)
With uPVC double glazed access door.

STORE TWO 19'7" x 10'0" (5.97 x 3.05)
With uPVC double glazed window.

GARAGE STORE 21'8" x 10'1" (6.62 x 3.08)

OFFICE ONE

OFFICE TWO

OFFICE THREE

OFFICE FOUR 11'1" x 20'9" (3.40 x 6.35)

APARTMENT 1A

Accessed via a communal staircase to the first floor level, giving access to two individual apartments. With entrance door opening to...

RECEPTION LOUNGE 18'4" x 12'0" (5.59 x 3.67)
With laminate to floor coverings and two front facing sash windows.

BEDROOM TWO 11'2" x 9'7" (3.41 x 2.93)
With sash window to the front outlook.

INNER HALLWAY
Provides access through to further bedroom space, kitchen and bathroom.

BEDROOM ONE 11'4" x 9'6" (3.46 x 2.92)
With sash window to front outlook and laminate to floor coverings.

KITCHEN 14'10" x 8'0" (4.53 x 2.44)
Fitted with a range of wall and base units, with gas hob with extractor canopy over, low level oven, uPVC double glazed window to rear, sink & drainer, wall mounted combination boiler, tiling to splashbacks, space for breakfast table.

BATHROOM 5'7" x 6'10" (1.71 x 2.09)
Smartly appointed with panel bath with shower screen and wall mounted showerhead and console, self contained w.c, pedestal wash hand basin, tiling to splashbacks and uPVC privacy window.

APARTMENT 1B
(DISCLAIMER- Room measurements unavailable and will be provided at a later date)

RECEPTION LOUNGE
With laminate to floor coverings and two front facing sash windows.

BEDROOM TWO
With sash window to the front outlook.

INNER HALLWAY
Provides access through to further bedroom space, kitchen and bathroom.

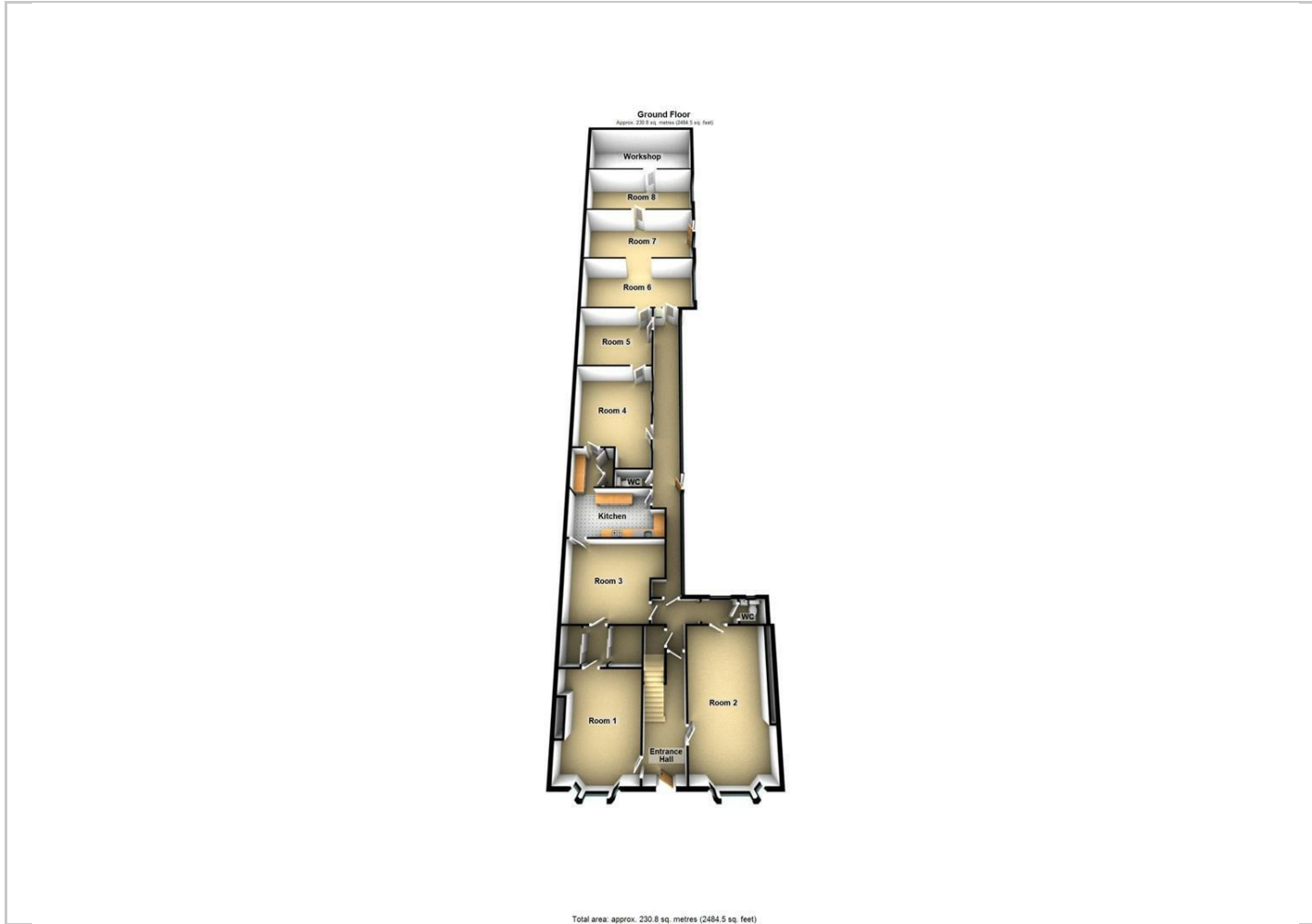
BEDROOM ONE
With sash window to front outlook and laminate to floor coverings.

KITCHEN
Fitted with a range of wall and base units, with gas hob with extractor canopy over, low level oven, uPVC double glazed window to rear, sink & drainer, wall mounted combination boiler, tiling to splashbacks, space for breakfast table.

BATHROOM
Smartly appointed with panel bath with shower screen and wall mounted showerhead and console, self contained w.c, pedestal wash hand basin, tiling to splashbacks and uPVC privacy window.



Floor Plans



Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |