

TO LET

**18 COTTINGHAM ROAD
HULL
HU6 7RB**

- **RENT REDUCED**
- GROUND FLOOR FORMER BANKING PREMISES
- CLOSE TO UNIVERSITY CAMPUS
- SUITABLE FOR A VARIETY OF USES (STPP)
- 1,818 SQ.FT (168.93 SQ.M)



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- **CLOSE TO UNIVERSITY CAMPUS**
- **SUITABLE FOR A VARIETY OF USES (STPP)**
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The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Total Approximate NIA	1,818	168.93
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Rateable Value

The property will need to be re-assessed for business rates purposes on occupation.

EPC

The property has been assessed with an EPC rating of 78 (D).

Terms

The premises are available To Let for a term of years to be agreed on Full Repairing and Insuring Terms.

Rental

£19,000 Per Annum

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewing

Fortune Nguwo

Direct Line: 0113 8480000
Email: fortune.nguwo@walkersingleton.co.uk

Mathew Bower

Direct Line: 0113 8480000
Email: mathew.bower@walkersingleton.co.uk

Ref: 40223
Mar-24

Location

The property is situated around 1.5 miles to the North of Hull City Centre, occupying a prominent position on Cottingham Road (B1233) which in turn leads on the A1079 Beverley Road one of the main roads in and out of Hull City Centre.

Cottingham Road is a local centre, close to the main campus of the University of Hull. It predominantly comprises local independent traders however there are some regional and national operators to include Lidl, Sainsburys Local and Natwest close- by.

Description

The property comprises a ground floor mid terrace retail unit previously occupied as a bank.

Internally the accommodation is large and open planned benefitting from two offices and the former bank vault built out to the rear. The property is currently under refurbishment but will benefit from solid concrete flooring, painted and plastered walls, air conditioning, gas central heating and fire alarm.

Accommodation



No.1 Aire Street, Leeds, LS1 4PR

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