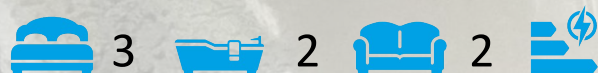




139 Cottingham Road, Kingston Upon Hull, HU5 2DH

Asking Price £380,000



Commercial property presents a unique opportunity for investors or business owners seeking a prime location. The ground floor office space boasts a generous open plan layout, providing ample room for various business activities. It is complemented by a fully-fitted kitchen, making it ideal for both staff and client convenience.

Selling the property due to office relocation.

Office rent - £22,000 per annum
Combined residential flats rent - £13,200
9.2% gross yield

Above the office, there are two tenanted flats, offering a steady income stream for the new owner. This dual-purpose aspect enhances the property's appeal, as it combines commercial and residential elements, making it a versatile investment.

Additionally, the property features private off-street parking at the front & rear, a valuable asset in this bustling area, ensuring easy access for both employees and visitors. The decision to sell is prompted by an office relocation, presenting a timely opportunity for prospective buyers to acquire a well-situated property in a thriving community.

With its strategic location and potential for growth, this property is not to be missed. Whether you are looking to expand your business or invest in a promising asset, this commercial space on Cottingham Road is worthy of your consideration.

VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



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



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