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408 Cottingham Road, Hull, East Yorkshire, HU6 8QE

- Shop/Bakery Premises
- Busy Main Road Junction
- Extensive Accommodation
- Off Street Parking
- 141.5m² (1,522ft²)
- One Bedroom Self-Contained Flat
- Suitable for a Variety of Uses (STC)
- Excellent Opportunity

Offers Over £140,000



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408 Cottingham Road, Hull, East Yorkshire, HU6 8QE

Extensive shop premises in a recognised parade of shops fronting onto Cottingham Road, previously operating as a bakery and fitted to allow food preparation and so would suit a similar user or other uses (STPC). To the first floor there is a one bedroom, spacious self-contained flat, currently let out. Cottingham Road experiences high volumes of traffic, the property being situated within a parade of shops that include a pharmacy, estate agents, stonemason and hot foot takeaways being close to Hull's University and circuitry ring road, north west of the City centre. The shop has a roller shutter with parking being available to frontage and there is a secure ten foot type access leading to a communal yard at the rear.

Location

The property is located north west of Hull City Centre on the north side of Cottingham Road close to the roundabout junction with Hall Road and Fairfax Avenue, within a busy parade of similar shop premises, close to both Hull University campus, Cottingham Road forming a main arterial road that experiences high volumes of traffic throughout the day.

Accommodation (Ground & First Floor)

Shop Premises:

Measured on a Net Internal Area (NIA)

Shop Display 47.2m² (508ft²)

Stores Prep - 29.5m² (317ft²)

Lobby & WC

Bakery/Kitchens - 55.2m² (594ft²)

Lobby/Store/Wash-up - 9.6m² (103ft²)

Total: 141.5m² (1,522ft²)

Flat:

Landing, Lounge, Fitted Kitchen, Bath/Shower, 1 x bed

Total: 64.0m² (689ft²)

Sale Terms

The property is offered for sale by private treaty with a price for the combined Freehold & Leasehold interest with offers sought over £140,000

Outgoings

The ground floor property has a Rateable Value of £7500 subject to either the National Small Business Multiplier or Other Relief.

The first floor self contained flat is placed in Band A for Council Tax purposes. Further information is available from the Local Authority, Hull City Council.

Prospective purchasers are advised to check this information before making a commitment to purchase the property.

Planning

The premises benefit from a user under Class E, Commercial Business & Service & Class F2 Local Community Uses under the Use Classes Order in England.

VAT

The above amounts have been quoted exclusive of VAT and therefore the inference thereof has not been taken into account. It is understood that VAT would not be charged in addition to the purchase price.

Services

The mains services of electric (single and three thirds), water and drainage are connected.

Tenure

The tenure is both freehold and a long leasehold, with the flat premises let by way of an Assured Shorthold Tenancy (further details are available from the sole agent).

Energy Performance Certificate (EPC)

The following Energy Performance Asset Ratings have been given to each of the component parts.

408 Cottingham Road (Shop Premises) - Band C - Reading 52

408a Cottingham Road (Flat) - Band E - Reading 49

Viewings & Further Information

The property is available on a sole agency basis. Viewings are available by telephoning the agent's Hull office (01482) 375212



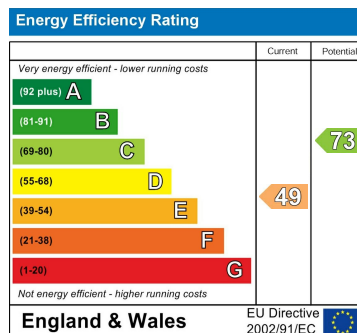
Floor Plan



Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

408a Cottingham Road, Hull



1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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