



Cotta Court Finkle Street, Cottingham, HU16 4BB

Asking Price £350,000



Nestled in the heart of Cottingham Village Centre, this prominent commercial property on Finkle Street presents an exceptional investment opportunity. This is a multi-unit commercial purchase, boasting long-term leases with reliable tenants already in place. Each unit has been meticulously maintained to a good standard, ensuring a seamless transition for any prospective buyer.

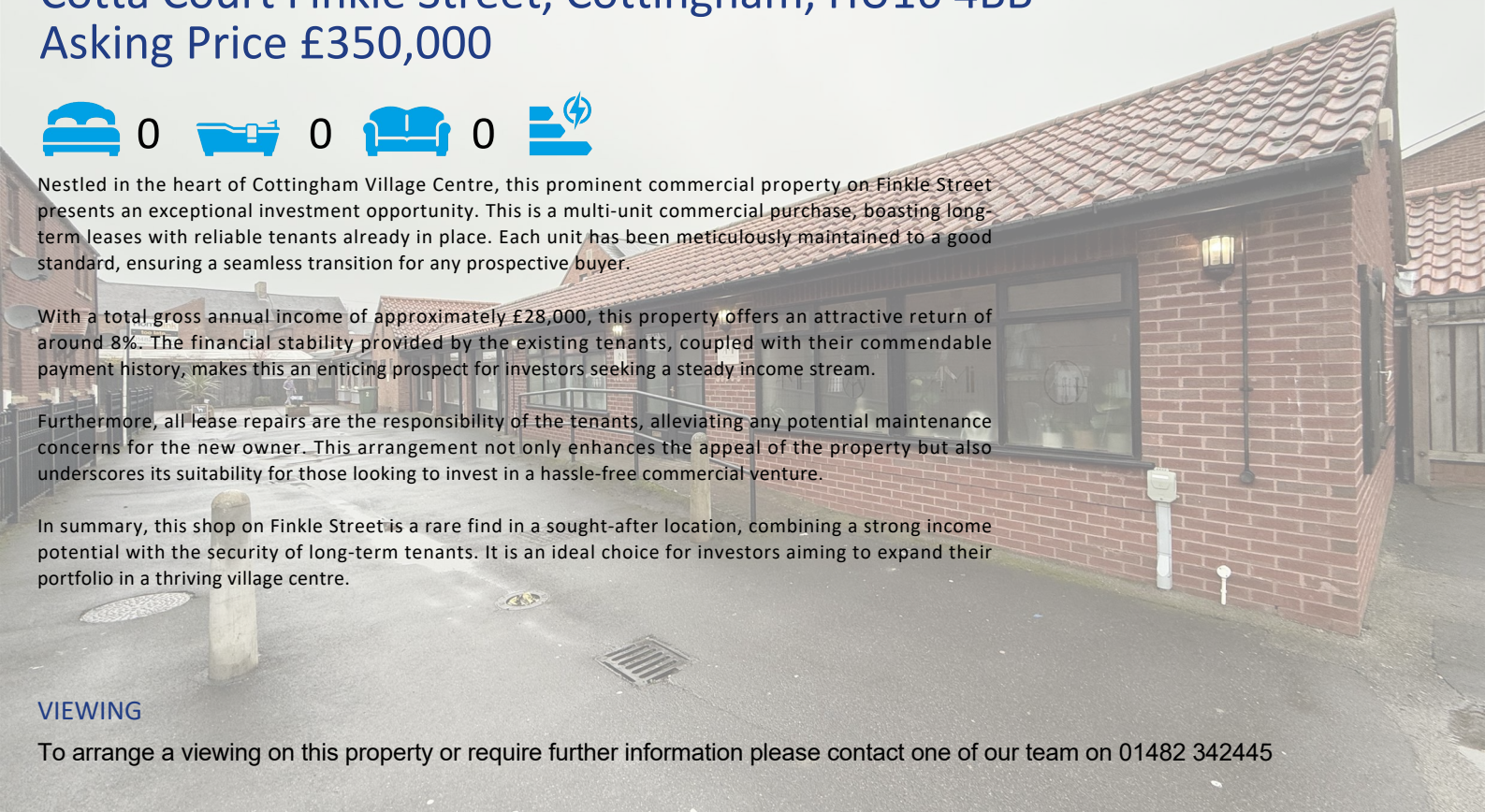
With a total gross annual income of approximately £28,000, this property offers an attractive return of around 8%. The financial stability provided by the existing tenants, coupled with their commendable payment history, makes this an enticing prospect for investors seeking a steady income stream.

Furthermore, all lease repairs are the responsibility of the tenants, alleviating any potential maintenance concerns for the new owner. This arrangement not only enhances the appeal of the property but also underscores its suitability for those looking to invest in a hassle-free commercial venture.

In summary, this shop on Finkle Street is a rare find in a sought-after location, combining a strong income potential with the security of long-term tenants. It is an ideal choice for investors aiming to expand their portfolio in a thriving village centre.

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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.