

**153-155 HALLGATE  
COTTINGHAM  
HU16 4BB**



**SUBSTANTIAL RETAIL PREMISES IN SOUGHT AFTER LOCATION**

- Extensive ground floor retail unit in sought after Cottingham.
- Situated on mid terrace parade, fronting a busy main road through Cottingham.
- Would suit a variety of retail users.
- Call now for further details.

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## WHERE IS IT?

- Cottingham is reputedly England's largest village and still retains much of its historic character. The centre of the village is formed by Hallgate, King Street and Market Green. These areas include a number of Listed Buildings and the whole of the central part of Cottingham is a Conservation Area.
- The village centre is very well represented by a large range of local, regional and national multiple traders including High Street Banks, Farm Foods, Boots the Chemist, Lloyds Chemist, Cooplands and many more.

## WHAT IS IT?

- The property offers an attractive frontage which benefits internally with an extensive retail area together with kitchen and WC facilities.

## HOW BIG IS IT?

- The accommodation has a floor area of approximately:

Ground Floor	79.6 sq m	857 sq ft
First Floor	40.31 sq m	434 sq ft
<b>Total</b>	<b>119.91 sq m</b>	<b>1291 sq ft</b>

## HOW MUCH IS IT?

- The property is offered To Let on a very competitive rental on a typical commercial full repairing and insuring Lease on the usual three-year pattern.

## HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £14,750.
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.

## ANYTHING ELSE I HAVE TO PAY?

- LEGAL COSTS:** The incoming Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.
- VAT:** We are advised that the property is not registered for VAT.
- INSURANCE:** The Tenant will also be responsible for a contribution towards the Landlords insurance premium but is solely responsible for contents insurance.
- REPAIRS:** Full Repairing and Insuring Lease.

## ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of D85.

## WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: August 2019. File Ref: A2132.



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