

**164 HALLGATE
COTTINGHAM
HU16 4BD**



FORMER BANK PREMISES IN SOUGHT AFTER LOCATION

- Former Banking premises in sought after West Hull village location.
- Would suit variety of uses subject to Planning.
- Building benefits with a large car park to the rear.
- Ground floor and first floor divided to provide private rooms.
- Call now to view.



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WHERE IS IT?

- Cottingham is reputedly England's largest village and retains much of its old historic character. The area is a popular suburb to the west of Hull and benefits from a substantially increased population during academic terms, from students attending Hull University. The centre of the village is a Conservation Area and has developed into a prime suburban shopping district with representation by many national traders. The area of strongest demand is King Street and Hallgate, on which this property lies.

WHAT IS IT?

- The property was formerly utilised as a Bank and extends over ground and first floors. The building would suit a variety of uses (subject to Planning).

HOW BIG IS IT?

- The premises provide the following approximate net internal floor areas:

Ground Floor	132 sq m	1424 sq ft
First Floor	65 sq m	705 sq ft
Total	198 sq m	2129 sq ft

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?

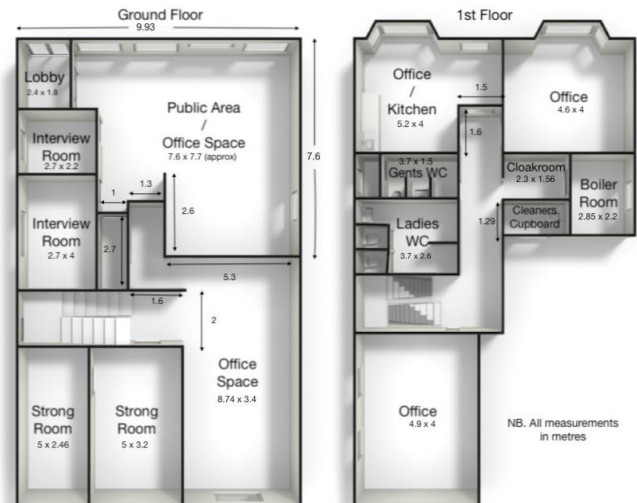
- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £20,500. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.

ANYTHING ELSE I HAVE TO PAY?

- VAT:** The property is not VAT registered.
- LEGAL COSTS:** The ingoing Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable.
- INSURANCE:** The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.
- REPAIRS:** Full Repairing and Insuring Lease.

ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of D78.



WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through NT3. Draft Details Subject to Clients Approval. Date: 08/19. File Ref: A2167.



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