

6 George Street,
Cottingham, HU16 5QU

TO LET

Cottingham Office Premises

Fully Self-Contained

Provides c. 64 sq m (689 sq ft) of
usable accommodation

Attractive location off Hallgate, the
main shopping street

Free on-street car parking nearby

Guide Rent £6,500 p.a.
(£125 per week)

Scotts
01482 325634



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LOCATION

Cottingham is a large village located on the north-western periphery of Hull, circa 5 miles from Hull City Centre and 6 miles south of Beverley. The village is popular with commuters to Hull, Beverley and York and benefits from a large student population.

Local occupiers include solicitors and Beercocks estate agents. Cottingham also is home to well-known brands including Peacocks, Co-Operative Foods, Costa Coffee, with Aldi due to open a store in the near future.

DESCRIPTION

The property is arranged over two floors in a converted residential terrace which provides office accommodation. The ground floor provides an large open plan office with staff/storage areas to the rear.

There is an extension which provides a small kitchen and two cloakrooms. The first floor is partitioned to provide two individual offices, all of which are double glazed and benefitting from a gas central heating system.

ACCOMMODATION

Ground Floor	39 sq m	(420 sq ft)
First Floor	25 sq m	(269 sq ft)
Total	64 sq m	(689 sq ft)

DISPOSAL TERMS

The property is available To Let on a new lease with terms to be negotiated. The quoting rent is £6,500 per annum (£125 per week).

RATEABLE VALUE

The property is described as 'Offices and Premises' with a Rateable Value of £4,450 effective 1st April 2017. Occupiers may be eligible for small business rates relief. Please contact the local rating authority to confirm your eligibility for the scheme.

ENERGY PERFORMANCE RATING: D

LEGAL COSTS

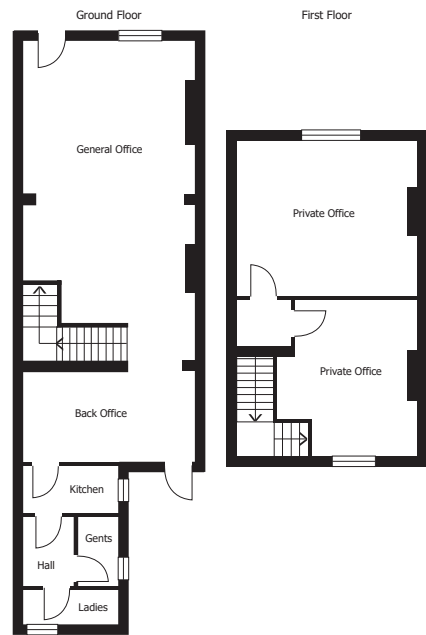
The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Nick Coultish nick@scotts-property.co.uk 07739 590596

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.6814**

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