

14 - 16 Cottingham Road,
Hull, HU6 7RA

TO LET

Fronting a high-volume vehicular route
close to Hull University

Modern, spacious former
food & drink premises

Large open space will also suit
general retail

The ground floor 'sales' is
c.181 sq m (1,550 sq ft)

Ground & first floor trading areas
total c.356 sq m (3,830 sq ft) plus
customer WCs, 'cellar', large
commercial kitchen and forecourt

Terms by Negotiation

Scotts
01482 325634

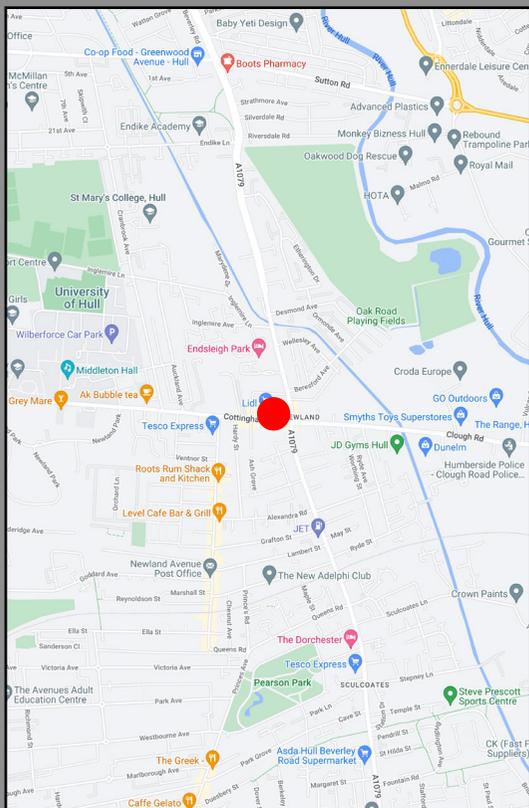


Photographs taken prior to the last occupation



14 - 16 Cottingham Road,
Hull, HU6 7RA

TO LET



Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

Cottingham Road is a high-volume vehicular route off which the main campus of Hull University is situated. The property is situated close to established public house premises and a range of neighbourhood retail and service facilities with Lidl opposite.

The property is purpose built to two-storey height providing regular shaped, open-plan trading areas at ground and first floor level. There is a sizeable commercial kitchen to the ground floor rear including a 5.5m (18') long extraction canopy and all service installations to enable the set up of an operational kitchen. Customer WCs are situated above the kitchen at first floor level.

ACCOMMODATION

Ground Floor - main trading area dimensions	10.6 m (34' 10") wide x 17.1 m (56' 0") deep
Trading area	181.0 sq m (1,950 sq ft)
Disabled WC and rear lobby with 'cellar'	-
Rear ground floor kitchen	46.0 sq m (496 sq ft)
First floor trading area	174.6 sq m (1,880 sq ft)
Customer WCs	46.0 sq m (496 sq ft)

The property benefits from a forecourt with rear bin store facilities and 2no. car parking spaces to be allocated for the benefit of the proprietor/manager

RATEABLE VALUE

We understand the property is described as 'Restaurant & Premises' with a Rateable Value of £37,000 (2023 Rating List - Source VOA website).

DISPOSAL TERMS

The property is available for occupation under the terms of a new commercial full repairing and insuring lease for a term and rent by negotiation.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in connection with the preparation and agreement of new lease documentation, abortive or otherwise, and for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: D

FURTHER INFORMATION AND TO VIEW

Contact Will O'Brien will@scotts-property.co.uk 07801 885302 or Chris Mason chris@scotts-property.co.uk 07850 002496.

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN **CS.0000**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.