

146a Hallgate,
Cottingham, HU16 4BD

TO LET

Small lock up unit

Total accommodation
9 sq m (97 sq ft)

Eligible occupiers may benefit
from Small Business Rates Relief

Centrally located in a
popular village

Nearby occupiers inc. Cooplands,
Betfred and Boots Pharmacy

Guide Rent £3,750 p.a.

Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION

The property is located on the north side of Hallgate close to Kings Street. Cottingham is a large village located c.5 miles North of Hull and c.5 miles South of Beverley. Cottingham is well served by amenities and benefits from its own railway station situated on the Hull to Scarborough line. The majority of occupiers along Hallgate are independent retailers with some national representation.

DESCRIPTION

A small lock-up retail unit, situated in prominent position, in the centre of Cottingham close to the junction with King Street.

ACCOMMODATION

Ground Floor	Sales Area	1.19m x 4.75m (3' 11" x 15' 7")
		5.6 sq m (60 sq ft)
	Store	1.21m x 2.85m (4' x 9' 4")
		3.4 sq m (37 sq ft)
	Total	9 sq m (97 sq ft)

SERVICES

Mains electricity is connected but has no water or gas supply.

BUSINESS RATES

The property is described a 'Shop and Premises' with a Rateable Value of £1,375 (2023 Rating List). Eligible occupiers may benefit from full rate relief under the Small Business Rates Scheme.

PLANNING

Enquires regarding use should be made to East Riding of Yorkshire Council Planning Department (Tel 01482 887700).

LEASE TERM

The property is available at a guide rent of £3,750 per annum on an internal repairing and insuring lease, exclusive of business rates and all other outgoings. The property is available on a 3 year lease.

INSURANCE

The landlord insures the building (excluding plate glass) and re-charges a portion of the premium back to the tenant.

ENERGY PERFORMANCE RATING D

FOR FURTHER INFORMATION AND TO VIEW

Contact Liz Haller liz.haller@hallerevans.com

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

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