

183 Hallgate,  
Cottingham, HU16 4BB

# TO LET

Ground floor lock up shop situated  
in a busy parade

The total accommodation provides  
26.4 sq m (284 sq ft)

Suitable for Use Class E  
(retail, professional services etc)

Eligible for full relief under the Small  
Business Rate Relief Scheme

Available immediately on  
new lease terms

Guide Rent £8,500 p.a.exc



**Scotts**  
01482 325634

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[www.scotts-property.co.uk](http://www.scotts-property.co.uk)

## LOCATION

Cottingham is a large village with a population of approximately 16,947 (Census, 2021) located c.5 miles North of Hull.

The subject property is located on the south side of Hallgate close to its junction with George Street. Hallgate forms part of the main shopping area in Cottingham that connects to King Street. Nearby occupiers include British Red Cross, Oxfam and a mix of local businesses.

## DESCRIPTION

The ground floor premises comprises of a self contained lock up shop with a rear store and W/C facilities. The premises forms part of a two storey mixed use building.

## ACCOMMODATION

Main Sales, stores 26.4 sq m (284 sq ft)

## Single word

## LEASE TERMS

The premises are offered To Let under an effective full repairing and insuring (FRI) lease at a guide rent of £8,500 per annum exclusive.

## RATEABLE VALUE

The ground floor is described as 'Shop & Premises' with a Rateable Value of £5,700 (2026 Rating List). Under current legislation, an eligible occupier may benefit from small business rates relief.

ENERGY PERFORMANCE RATING: E (110)

## 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 Will O'Brien [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) 07801 885302

**Offices:** **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6687**

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