

Cafe at Ings Lane Garden &  
Water Garden Centre, Dunswell, HU6 0AL

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# TO LET

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Unique Café Opportunity

Providing a total area  
68.3 sq m (736 sq ft)

Space for 30-35 covers situated in  
the middle of the centre

Free onsite customer car parking

Available on inclusive terms

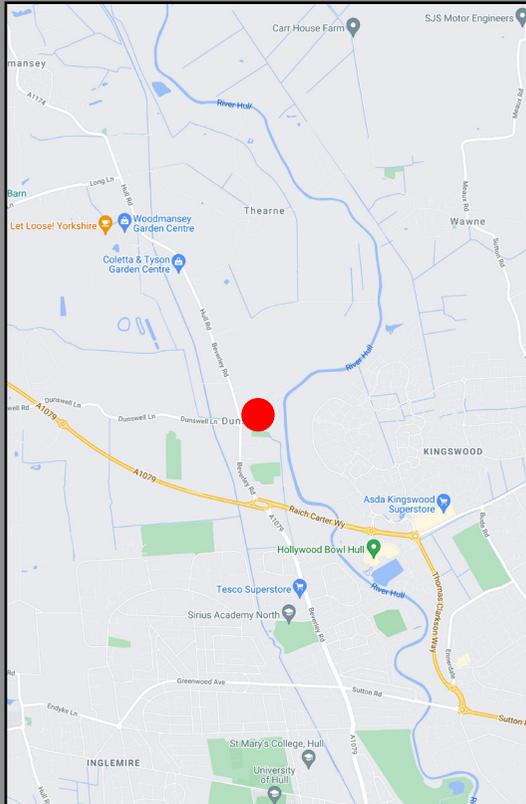
Rent on Application



**Scotts**  
01482 325634

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www.scotts-property.co.uk

## LOCATION

The subject property is located on Ings Lane in Dunswell, a village approximately 5 miles north of Hull City Centre. Dunswell is situated at the junction of Dunswell Lane and the A1174, a busy vehicular route connecting Beverley and Woodmansey to the wider North Hull area.

## DESCRIPTION

The café occupies a central space within the larger part of the garden & aquatic centre, providing a potential of up to 80 covers\*.

This is a great opportunity for an operator to benefit from a long-established existing business and large customer base. The centre trades 7 days a week including bank holidays which gives an enthusiastic tenant every opportunity to quickly become established.

This well-presented space was newly fitted in 2020 and lends itself to a wide variety of café styles. A particularly attractive feature is the south facing outdoor seating area located among the plant & pond section. The kitchen includes an extractor fan and can be fitted out, by the operator, to suit their business needs.

\*Potential covers include the outdoor seating area.

## ACCOMMODATION

### Ground Floor

Main Sales / Seating Area	53.7 sq m	(578 sq ft)
Kitchen	11.2 sq m	(121 sq ft)
Storage	3.4 sq m	(37 sq ft)
<b>Total</b>	<b>68.3 sq m</b>	<b>(736 sq ft)</b>

## DISPOSAL TERMS

The accommodation is offered To Let on Internal Repairing and Insuring terms on a flexible all-inclusive rent which will include utilities and the associated Business rates.

**ENERGY PERFORMANCE RATING: C (69)**

## 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 on [will@scotts-property.co.uk](mailto:will@scotts-property.co.uk) or 07801 885302.

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimby** 12 Town Hall Street, DN31 1HN    **CS.6863**

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