



For Sale - 436 Cottingham Road, Hull, HU6 8QS

High quality 2-bed resi accommodation (vacant) with self-contained shop (let)

Scotts
01482 325634

High quality 2-bed residential accommodation (vacant)
with self-contained shop (let)

Living space to attic & first floor level 91 sq m (981 sq ft)

Secure drive with parking and large garage with
roof top terrace above

Retail unit 58.7 sq m (632 sq ft) let to established tenant
at £8,320 pa exc

Ideal opportunity to acquire quality living accommodation
with rental income from the shop

Guide Price £245,000

Rateable Value/Council Tax

The ground floor shop is assessed at a rateable value of £7,200 which provides full rate to a qualifying small business in occupation. The residential accommodation is in Council Tax Band A.

Lease Terms

The ground floor shop is occupied under the terms of a commercial lease at a current rent passing of £8,320 per annum (£160 pw equivalent). The current tenant has been in occupation since commencement of the lease in July 2000 with a wish to renew lease terms.

Price

The property is offered for sale at a guide price of £245,000.

Location/Description

The property is prominent to a busy arterial route on the north-western periphery of Hull. Situated c.4 miles from the city centre, it is close to the junction with Hall Road and Fairfax Avenue where there is a concentration of retail premises in what is otherwise a largely private residential location.

The extended end-terrace property is of traditional brick construction built to two-storey height plus attic accommodation under a mix of pitched tile clad and flat mineral felt roofs.

The property comprises a ground floor lock up shop t/a Le Style Hair Studio with spacious, good quality living accommodation at first floor and attic levels which benefits from secure parking and a large garage with a decked seating/amenity area above. Stairs lead down from this area to an enclosed rear yard to which the shop also has access.

The property has all mains services with gas fired central heating and uPVC double glazing. The shop benefits from an electric security shutter.

Accommodation

Attic 24.4 sq m (263 sq ft)
double bedroom & box room

First Floor 66.7 sq m (718 sq ft)
lounge/dining room, kitchen, double bedroom, shower room/WC

A door off the first floor landing provides access to the roof terrace. A layout plan of the residential accommodation is provided for guidance only.

Garage 33.0 sq m (355 sq ft)

Ground floor sales 58.7 sq m (632 sq ft)

Externally forecourt, secure driveway with car port, roof terrace and enclosed rear yard.

Scotts
01482 325634

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.

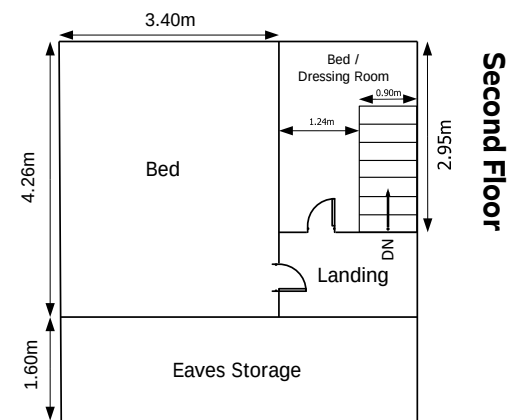
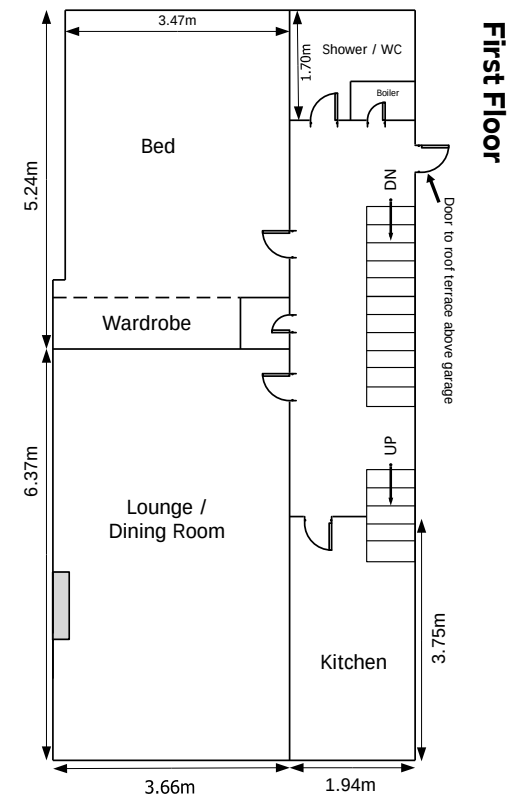
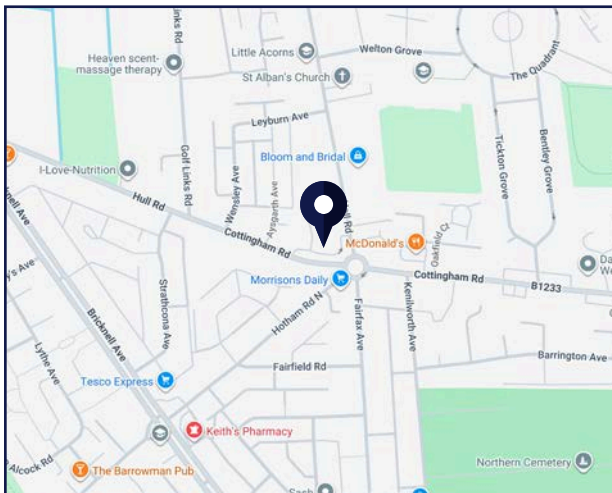
EPC Rating Shop: C (54) Residential: D (66)

Legal Costs

Each party will be responsible for its own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

Further Information and to View

Contact Chris Mason chris@scotts-property.co.uk 07850 002496



NOT TO SCALE – For Identification Purposes Only

Scotts
01482 325634

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.