

FOR SALE

FORMER HGS

BUILDINGS 1-3, COTTINGHAM ROAD, HULL, EAST RIDING OF YORKSHIRE, HU5 2DH



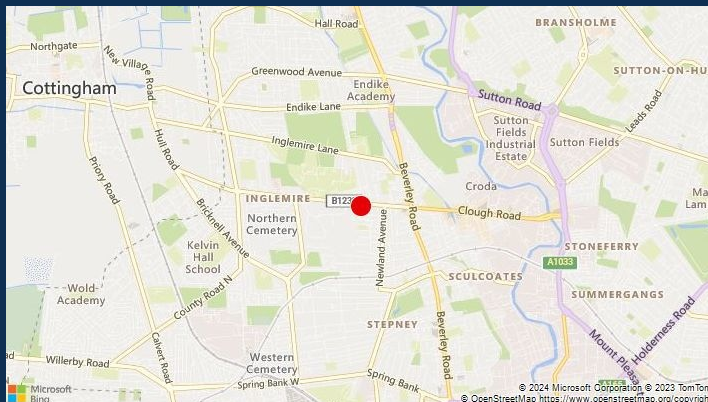
Price - £685,000

OFFICE

2,572 - 10,928 sq.ft. (238.94 - 1,015.21 sq.m.)

Property Features

- Former Hull Grammar School and Community Enterprise Centre.
- Currently Producing £70,000 per annum
- Vacant possession can be provided subject to negotiation
- Benefiting from Use Class E with the potential of redevelopment.
- Close proximity to Hull University and Newland Avenue.



Enquiries

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Location

The property is located off Cottingham Road behind Maris Church within close proximity to Hull University and Newland Avenue which is one of the main secondary retail locations to the north of Hull City Centre. The surrounding area is predominantly residential with excellent public transport links to the city centre.

Description

The property comprises of part of the Hull Grammar School and Community Enterprise Centre with the buildings consisting of three self-contained buildings that can be occupied as a whole or as individual buildings. The property is held on two separate lease for a terms of 5 years from the 1st May 2022, with building 1& 2 held on one lease and building 3 held on a separate lease. The accommodation consists of spacious classrooms, with each building having their own private entrance, WC and kitchen facilities to enable them to be self contained, with building 2 having a platform lift serving the first floor. The property benefits from the new Class E which enables the property to be occupied for office, retail, café/restaurant, training, health and day care centre, place of worship or a gym. The site benefits from excellent parking facilities with the property been suitable for development subject to planning.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
HGS Building 1	4,452	413.59
HGS Building 2	3,904	362.68
HGS Building 3	2,572	238.94

Service Charge

The premises are available on Full Repairing and Insuring Leases via a service charge.

EPC Rating

Available on request.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£21,750	£10,853.25

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

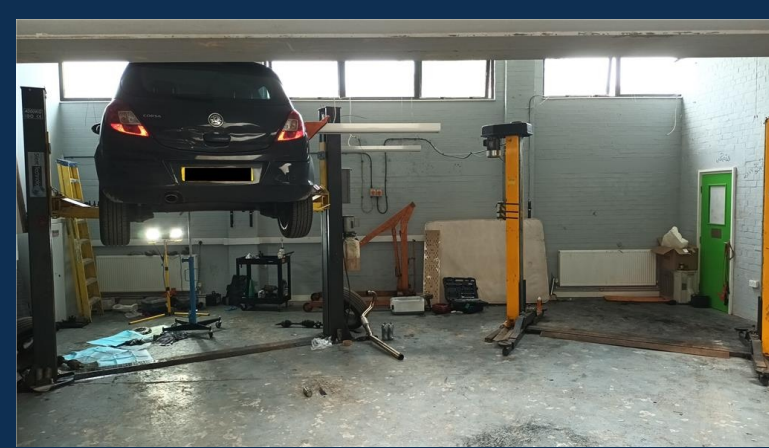
Terms

We have been appointed to seek offers in the region of £685,000 for the freehold interest subject to the existing tenancies.

Building 1& 2 is held on a 5 year FRI lease via service charge from 1/5/2022 paying £50,000 PA

Building 3 is held on a 5 year FRI lease via service charge from 1/5/2022 paying £20,000 PA with 10% annual increases.

Vacant possession can be provided subject to negotiation.



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