

# On the Instruction of Barclays Banking Group

## TO LET

### HULL, 18-20 Cottingham Road, HU6 7RB



#### Location

Hull is a port city in East Yorkshire on the North banks of the Humber Estuary. The city is accessed via the M62 which spans the width of the country and provides links with Leeds, Manchester and Liverpool. The property is located on Cottingham Road, around 2 miles to the north of the city centre. The University of Hull main campus is also situated on Cottingham Road, slightly to the west of the subject property and this has made the area popular with student housing and amenities. National operators in the nearby vicinity include **Subway, Lidl** and **Sainsbury's Local**.

#### Key Features

Leasehold

#### Viewing

By appointment via this office:

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#### Description

The ground floor comprises a large banking hall, interview areas, an office and a strong room. The first floor consists of a staff room, a small kitchen, an office, storage and male and female WC's.

There is an alleyway, accessible through a separate door at the front of the property that leads to a small outbuilding to the rear of the bank.

#### Accommodation

|                         |                   |                    |
|-------------------------|-------------------|--------------------|
| Ground Floor            | 115.5 sq.m        | 1,240 sq.ft        |
| First Floor             | 113.9 sq.m        | 1,223 sq.ft        |
| <b>Total Floor Area</b> | <b>229.3 sq.m</b> | <b>2,463 sq.ft</b> |

#### Tenure

The property is currently held on a lease expiring 21/11/2027 with a break option on 22/11/2022.

#### Price

**£24,250** per annum.

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £21,000. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

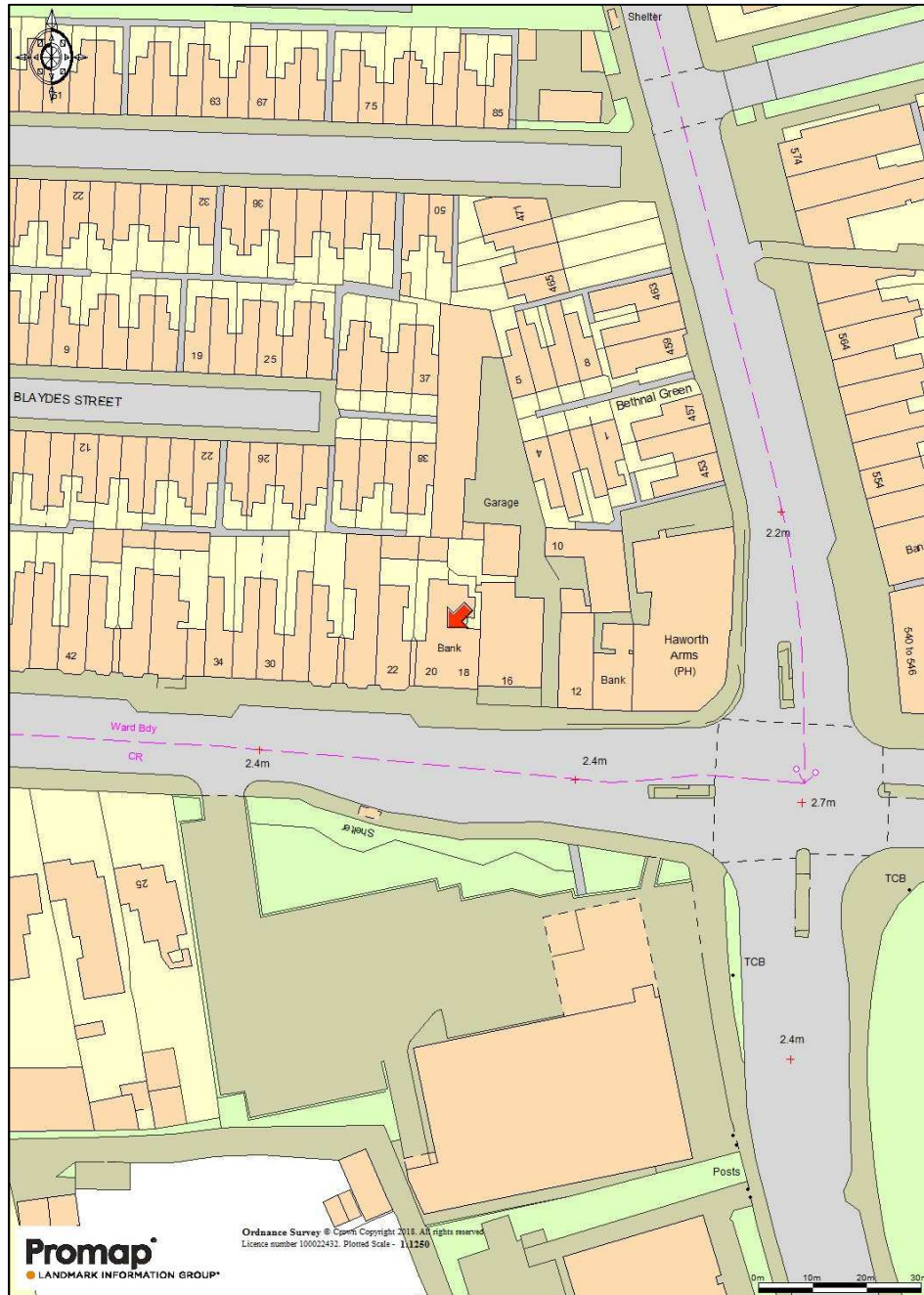
#### EPC

Available upon request.

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Not to scale.

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