FORMER HGS

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

GARNESS JONES

CELEBRATING 30 YEARS

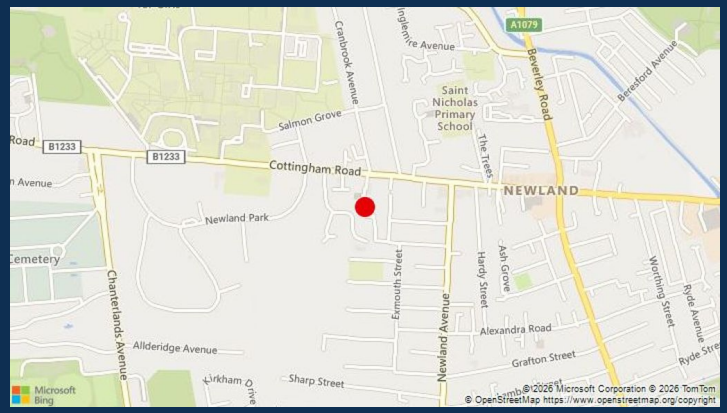
Price - £695,000

OFFICE

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

Property Features

- Former Hull Grammar School and Community Enterprise Centre.
- Mix of residential, commercial and student accommodation properties.
- 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

Paul White
DDI 01482 312366
paul.white@garnessjones.co.uk

Lauren Billany
DDI 01482 480751
lauren.billany@garnessjones.co.uk

GARNESS JONES

01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial)Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

Regulated by RICS

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. Cottingham Road carries high volumes of traffic and features a mix of residential, commercial and student accommodation properties. Local amenities include neighbourhood shops, cafes, bars and services, especially around the Newland Avenue junction and near the Beverley Road intersection.

Description

The property comprises part of the former Hull Grammar School and Community Enterprise Centre and consists of three self-contained buildings. The buildings can be occupied either individually or as a whole, offering flexibility to suit a variety of occupiers.

The accommodation provides spacious classroom facilities throughout, with each building benefiting from its own private entrance, WC facilities and kitchen area, allowing them to operate entirely independently. Building 2 additionally benefits from a platform lift providing access to the first floor.

The property falls within the new Class E use class, permitting a wide range of uses including offices, retail, café/restaurant, training and education, medical or health services, day nursery, place of worship, gymnasium and other commercial uses.

Externally, the site benefits from excellent on-site car parking. The overall plot size and layout also offer potential for further development, subject to the necessary planning consents.

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.

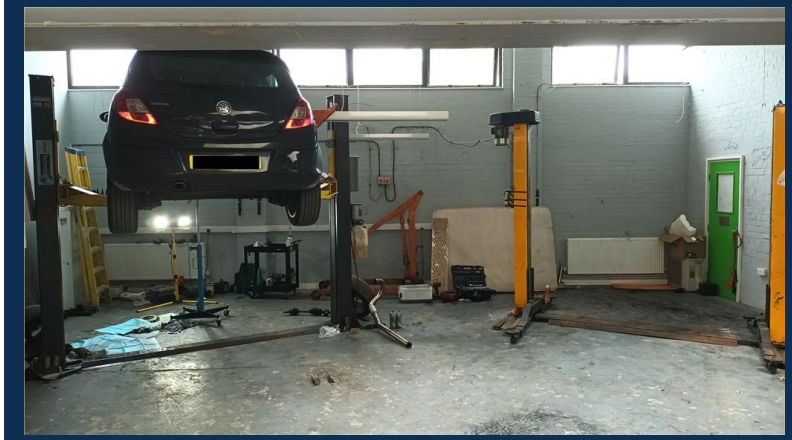
Business Rates

RATEABLE VALUE	RATES PAYABLE
£21,750	£9,396

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 £695,000 for the freehold interest subject to vacant possession.



GARNESS JONES

01482 564564

www.garnessjones.co.uk

Garness Jones (Commercial) Ltd for themselves and for the vendors or lessors of the property whose agents they are, give notice that i) Particulars are set out as a general outline only intended for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to conditions and necessary permission or use and occupation and other details are given in good faith and are believed to be correct, but any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iii) The vendor or lessor does not make and neither Garness Jones (Commercial)Ltd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

Regulated by RICS