

FOR SALE

FORMER HGS

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

**GARNESS
JONES**

CELEBRATING 30 YEARS

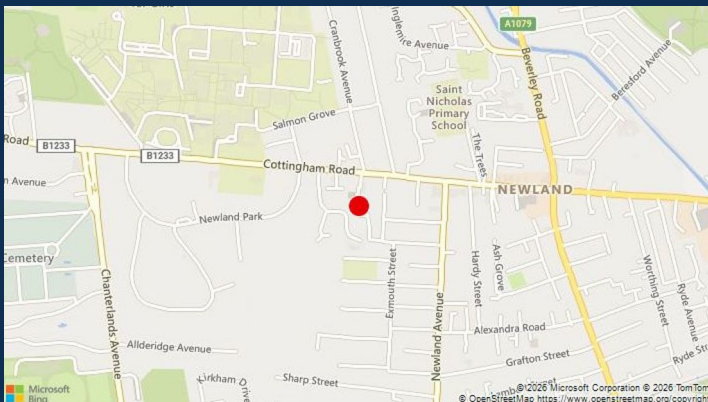
Price - £695,000

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

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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. 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
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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.



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