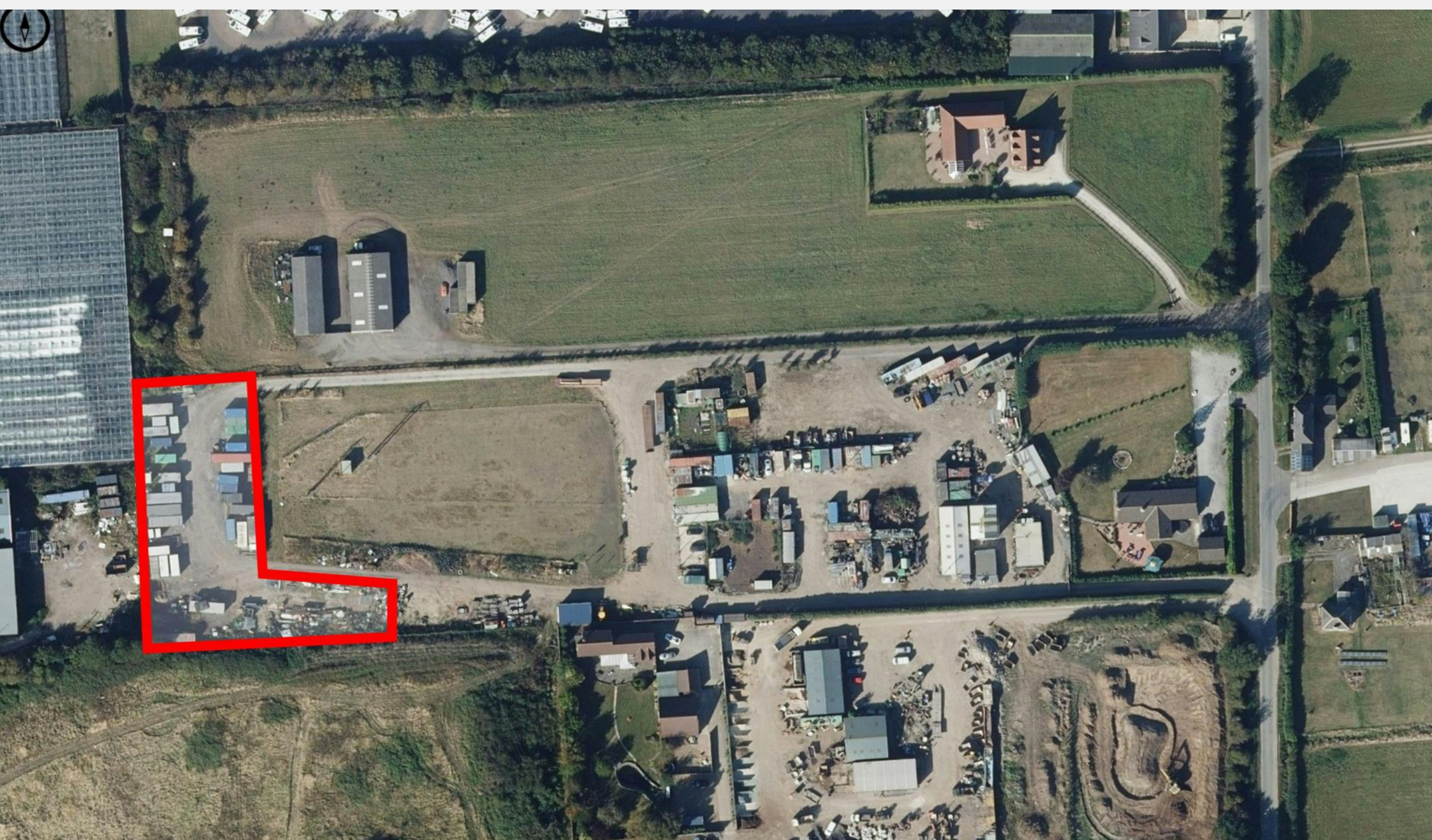




TO LET

REAR OF CHERRY TREES, NORTH MOOR LANE, COTTINGHAM, HU16 4JH

Cherry Trees, North Moor Lane, Cottingham, HU16 4JH



**Sanderson
Weatherall**

Key Points

- Open storage land
- Extending to approximately 0.325 hectares (0.8 acres)
- Suitable for a variety of uses
- Short term deals preferred
- Available on new lease £12,000 per annum exclusive

Lease Terms

The land is available to rent on a new lease at a rent of £12,000 per annum exclusive of outgoings. The length of lease to be by negotiations. The lease will not have the benefit of Security of Tenure.

ADDITIONAL INFORMATION

Local Authority

East Riding of Yorkshire Council

Rateable Value

The land has a rateable value of £10,500. This will need to be reassessed if the storage building is constructed.

EPC

Not applicable

Services

Mains electricity is available for connection. Drainage will need to be by way of a septic tank. Water will need to be taken from the public highway. Tenants should make their own enquiries in respect of the availability of services.

VAT: VAT is not applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs in respect of this transaction.

Location

The available land is situated to the rear of Cherry Trees on the west side of North Moor Lane. North Moor Lane is situated to the north east of the centre of Cottingham and runs parallel with Dunswell Road.

This is a mixed use area providing residential properties, commercial uses including light industrial, plant yard and storage and agricultural land. Cottingham is a popular suburb to the west of Hull city centre and offers good access to Beverley to the north and Hessle and the Humber Bridge to the south.

Description

The land extends to approximately 0.325 hectares (0.8 acres).

The land in question is rectangular in shape to the main part with an additional piece of land to the south eastern boundary adjacent to the access road which tapers slightly. The land is offered to let for storage purposes.

The land will be let with the necessary rights of way across the entrance road, which is owned by the neighbour. The tenant will be required to make a contribution towards the repair and upkeep of the access road in the future.

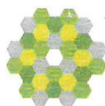
The tenant will be able to connect in to the existing electricity supply. Please note that all plans and images are for identification purposes only.

The boundaries will be marked out prior to a lease completing.

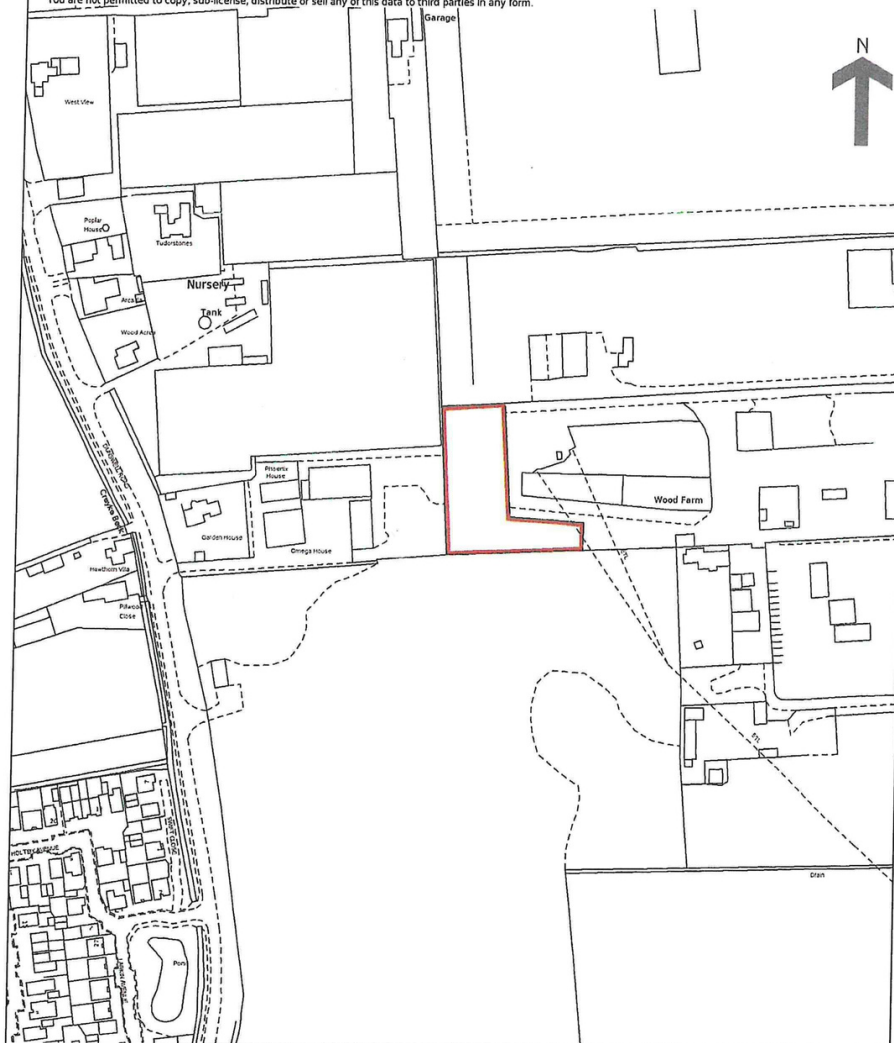
HM Land Registry
Official copy of
title plan

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Ordnance Survey map reference **TA0534SW**
Scale **1:2500**
Administrative area **East Riding of
Yorkshire**

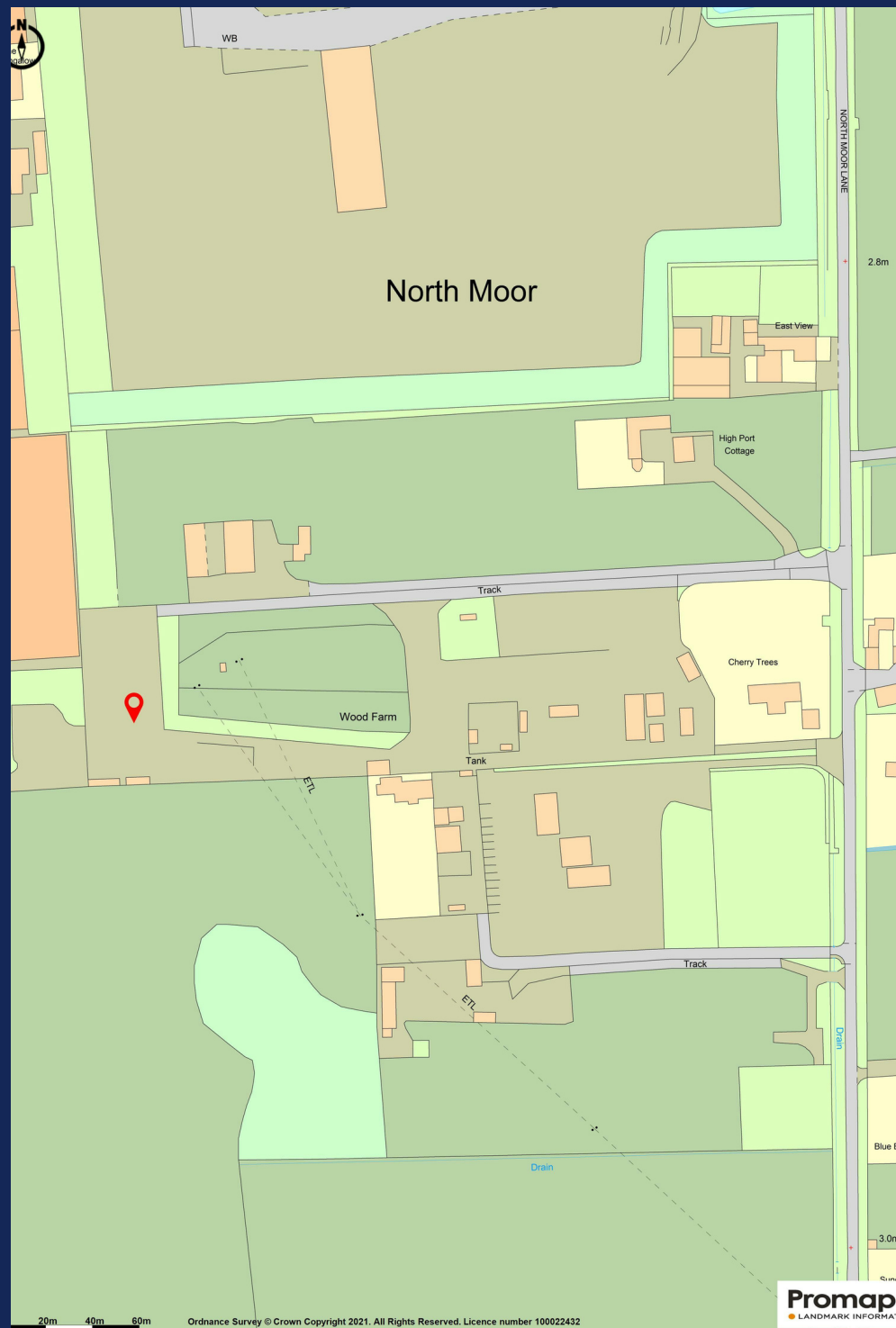
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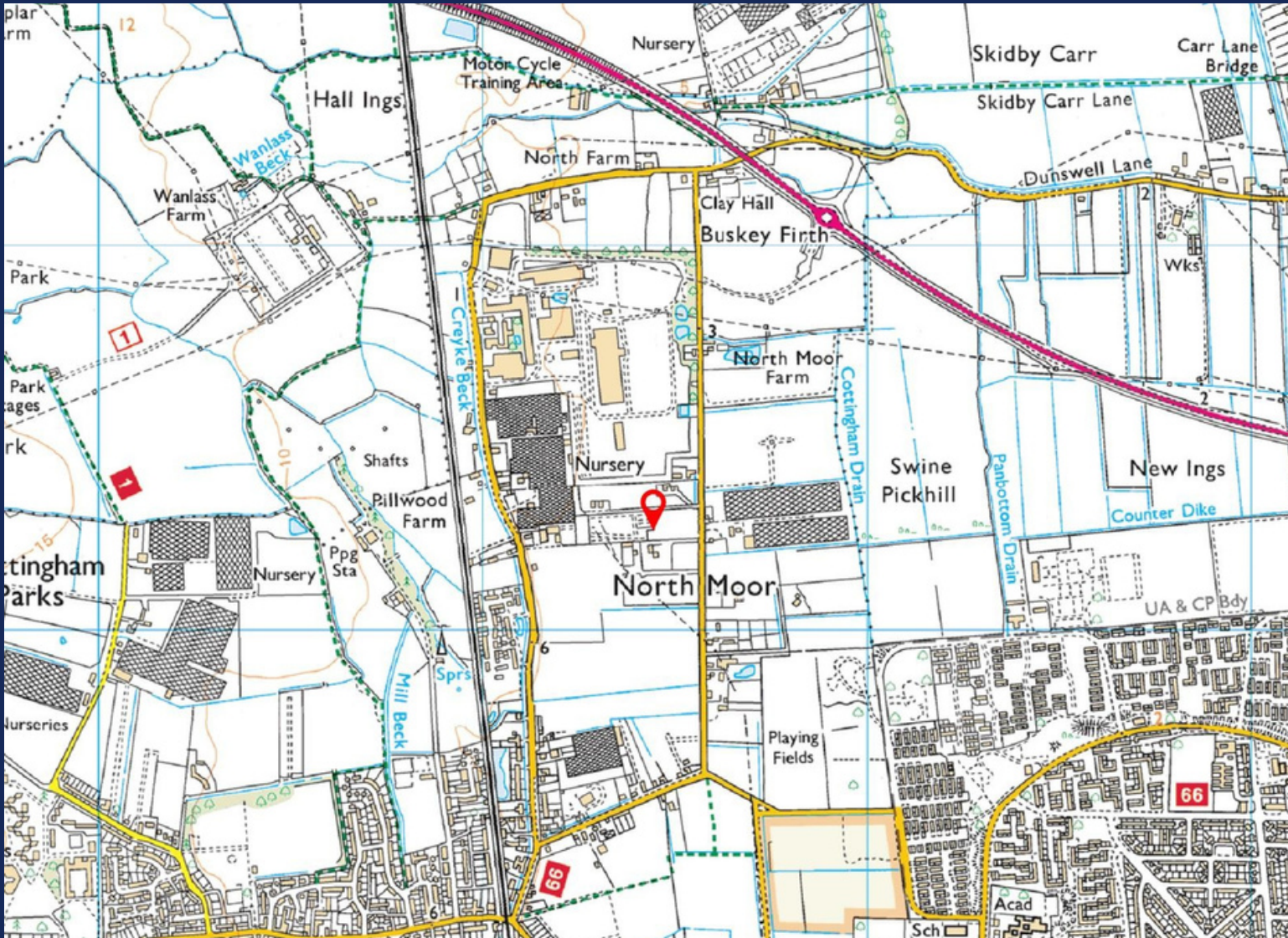


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Viewings

Viewings and Further Information:

Viewings are strictly on an accompanied basis, by prior appointment, please contact the Sole Letting Agents:

Carl Bradley

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carl.bradley@sw.co.uk

Rob Hutchinson

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