

**Lot 30, 3 Finkle Street, Cottingham,**  
**East Riding of Yorkshire HU16 4AX**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Post Office and Commercial Investment

- Let to two tenants trading as Cottingham Post Office and UK Event Medical Services Limited (t/a UKEMS)
- Renewed 10 year Post Office lease from March 2022 (subject to option)
- New 6 year lease to UKEMS from December 2021 (subject to option)
- Includes parking for about 14 cars
- Change of Use Potential to Residential (subject to leases & consents)
- Town Centre location with nearby retailers including Boots the Chemist, Costa and Holland & Barrett

**Lot**  
30

**Auction**  
12/Jul/2022

**Rent**  
£40,500 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail

**Auction Venue**  
Live Streamed Auction

On the Instructions of



### Location

**Miles** 4 miles north of Kingston upon Hull, 5 miles south of Beverley, 33 miles east of York

**Roads** A164, A1079, A63

**Rail** Cottingham Railway Station

**Air** Leeds/Bradford Airport

### Situation

Cottingham is reputedly England's largest village approximately 4 miles north-west of Kingston upon Hull. The property is situated on Finkle Street, a prominent position in the town centre directly opposite the village green which provides convenient car parking. The surrounding area is primarily residential with other nearby retailers including Boots the Chemist, Costa and Holland & Barrett.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a Post Office arranged on the ground floor only and a former Royal Mail Sorting Office arranged on the ground floor. Pedestrian access is available from Finkle Street together with rear access and car parking for about 14 cars.

### VAT

VAT is applicable to this lot.

### Completion Period

6 week completion - please see Special Conditions of Sale

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## Tenancy & Accommodation

Floor	Use	Floor Areas (GIA) Approx sq m	Floor Areas (GIA) Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Post Office	102.57	(1,104)	G.MITCHELL (t/a Cottingham Post Office)	Approx. 10 years from 21/03/2022 expiring on 31/03/2032 (1)	£16,500	01/04/2027 to RPI
Ground	Former Sorting Office	207.92	(2,238)	UK EVENT MEDICAL SERVICES LIMITED (2) (t/a UKEMS)	6 years from 23/12/2021 (3)	£24,000	23/12/2024
<b>Total</b>		<b>310.49</b>	<b>(3,342)</b>			<b>£40,500</b>	

(1) The lease is subject to a mutual option to determine on 21/03/2027

(2) UK Event Medical Services is recognised as one of the UK's leading provider of private ambulance services and healthcare logistics. The seller holds a rent deposit of £6,125. ([www.ukeventmedical.uk](http://www.ukeventmedical.uk))

(3) The lease is subject to a tenant option to determine on 22/12/2024 and is contracted outside the provisions of the Landlord & Tenant Act 1954. The tenant benefits from paying half rent for the first 12 months. The Seller will make an allowance from completion of the sale until the expiry of the concessionary rental period - please see Special Conditions of sale.

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## Contacts

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