

**Topham  
Larard**

**COMMERCIAL**

**Chartered Surveyors, Valuers,  
Commercial Property Consultants  
and Management Agents**

**FOR SALE**

**Restaurant  
with Outside Seating Area  
and Car Park**



**31 Cottingham Road  
Hull  
HU5 2PP**

**Topham Larard Commercial**

The Old Hayloft 4A Lord Roberts Road  
Beverley East Yorkshire HU17 9BE

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Topham Larard Commercial is a trading name of Larards Commercial Ltd  
Co Reg No 4687902 England



### Location

The premises are located fronting Cottingham Road very close to its junction with Beverley Road in a long established commercial position a short distance from the main campus of Hull University which is located further along Cottingham Road. The area provides facilities both to the local residents and to the student population. Occupiers close by include two convenience stores, general retail units, two public houses, hot food takeaways and restaurants. The surrounding area comprises a heavily populated suburb of the City and incorporates a high number of university students. Cottingham Road and Beverley Road are main routes through the City and the junction of the two carries significant numbers of traffic throughout the day.

### Description

The premises comprise a two storey brick period property having a pitched slated roof, standing in their own grounds with a large seating area to the front and vehicle access from Cottingham Road into a large rear car park. The premises have double bay frontage with entrance door into an open plan restaurant/seating area with a bar to the rear. Located adjacent to this is a fully equipped kitchen including feature pizza oven together with wc facilities. The premises benefit from extensive basement areas utilised for storage and a cellar. The first floor and second floors are accessed via a separate staircase and presently provide four bedrooms managers living accommodation.

Externally the property has the benefit of a garden seating area to the front and to the rear a car park which can accommodate circa twenty cars.

### Accommodation

Restaurant Area	126.56 sq m	(1,362 sq ft)
Kitchen	23.37 sq m	(252 sq ft)
WC	-	-
Cellar	62.25 sq m	(670 sq ft)
<b>First Floor</b>		
Kitchen	13.03 sq m	(140 sq ft)
Boiler Room	7.29 sq m	(79 sq ft)
Lounge	22.98 sq m	(247 sq ft)
Bedroom 1	23.80 sq m	(257 sq ft)
Bedroom 2	14.94 sq m	(161 sq ft)
Bathroom	4.39 sq m	(47 sq ft)
Shower Room	3.88 sq m	(42 sq ft)
<b>Second Floor</b>		
Bedroom 3	14.04 sq m	(151 sq ft)
Bedroom 4	7.99 sq m	(86 sq ft)

**Tenure**

The premises are offered freehold with vacant possession provided on completion.

**Fixtures and Fittings**

The property is offered fully equipped as a restaurant including the kitchen equipment plus chairs, tables, etc.

**Business Rates**

Our enquiries indicate the premises are listed as follows:-

- i) Restaurant and Premises RV £10,250  
The premises will qualify for small business rates relief and a qualifying tenant will be exempt from the payment of Business Rates.
- ii) First/Second Floor Flat – Council Tax Band A

**Energy Performance Certificate**

An EPC will be provided in due course.

**Use**

The premises are presently in a restaurant use with residential accommodation at first and second floors. They may be suitable for other uses subject to planning consent being obtained, including conversion into an HMO and possibly development of the car park. Interested parties should make their own enquiries with the Local Planning Authority Hull City Council.

**VAT**

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

**Price**

Offers will be considered in the region of **£595,000**.

**Viewings**

Strictly by appointment through the Sole Agents

**Topham Larard Commercial**

**The Old Hayloft**

**4A Lord Roberts Road**

**Beverley**

**HU17 9BE**

**Tel No 01482 650000**



**Front Seating Area**



**Seating Area**



**Seating Area**



**Pizza Oven**



**Kitchen**

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