

penrose

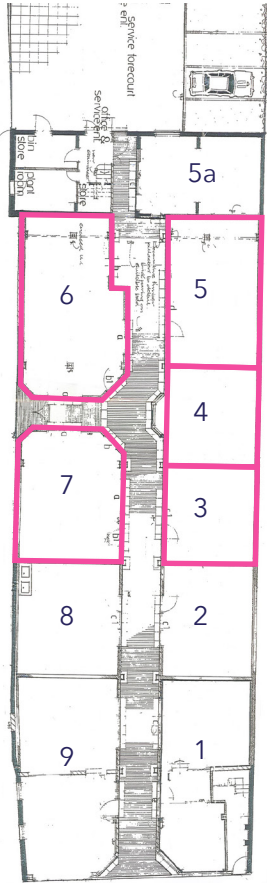


To Let

From 35.68 sq m (384 sq ft)

St Mary's Court
Beverley, HU17 8DG

RETAIL



Location

Beverley town centre is steeped in history and dominated by its two famous churches, Beverley Minster and St Mary's. North Bar Within is located to the north of the town centre in Beverley's prestigious Georgian quarter.

St Mary's shopping arcade is located close to the medieval North Bar Gate and St Mary's church.

Description

St Mary's Court has been tastefully renovated from one of Beverley's older buildings and comprises of 9 extremely attractive retail units to the ground floor. Occupiers in the arcade include hair salons, shoe and fashion retailers, and a bakery. The units benefit from an attractive frontage over looking the arcade.

Accommodation

The accommodation briefly comprises (all areas are approximate) and are measured gross:

	Sq m	Sq ft
Unit 3 Total Area	35.68	384
Unit 4 Total Area	36.33	391
Unit 5 Total Area	61.88	666
Unit 6 Total Area	60.76	654
Unit 7 Total Area	48.87	526

Tenure

The units are available to rent on a 3 year lease or longer with 3 yearly rent reviews on the following terms and conditions.

Rent

Unit 3 - £6700
 Unit 4 - £6750
 Unit 5 - £9500
 Unit 6 - £9500
 Unit 7 - £8500

In addition to the rent, the service charge and buildings insurance premium will be payable quarterly in advance by bankers standing order. Rentals and all other payments made to the landlord are plus VAT at the appropriate rate.

- Attractive retail units in charming retail and office development
- Located in prosperous Georgian quarter of Beverley
- Ideal for start up businesses
- New lease available on competitive terms

Repairs

The Tenant will be responsible for all internal repairs and decorations and maintenance of the shop front to include the plate glass window.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the following rateable values

Unit 3 - £6,500

Unit 4 - £6,700

Unit 5 - £10,500

Unit 6 - £12,250

Unit 7 - £8,800

for 2021/2022 which is subject to a rate in the pound of 49.9. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

EPC

Unit 3 - D 90

Unit 4 - C 73

Unit 5 - D 89

Unit 6 - D 90

Unit 7 - D 80

A copy of the Certificate and Recommendations Report is available on request.

Contacts

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