

penrose



To Let

27.39 sq m (295 sq ft)

91 Main Street

Tickton, Beverley, HU17 9RZ

RETAIL

- Prominent position on the main road through the village
- Off the main arterial route between Beverley and Hornsea/Bridlington
- Generous and attractive retail space
- Ideal for a variety of businesses

### Location

Tickton is a village located approximately 2 miles East from Beverley, on the main route from Beverley to Hornsea and Bridlington. The village is approximately 1 mile long, with main street flowing through the centre, allowing access to either side of the village from the A1035.

The village has become increasingly popular over recent years, with new residential developments constructed to meet the demand for village living that is within close commuting distance of the bustling market town of Beverley and, further afield, the city of Hull.

### Description

The property comprises of an attractive ground floor retail unit directly on the main street which runs through the village and between the local post office and village hall. To the front is open retail space with display windows and to the rear there is additional retail/office accommodation with kitchen and WC.

The premises have previously been occupied by a hair and beauty salon but would be suitable for a wide variety of business uses, subject to any necessary consents.

### Accommodation

The property comprises the following accommodation. All measurements are approximate and in line with current RICS regulations:

	Sq m	Sq ft
Sales Area	27.39	295
Kitchen and WC	-	-
<b>TOTAL</b>	<b>27.39</b>	<b>295</b>

### Terms

The property is available on a new lease on the following terms.

### Rent

£6,000 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

### Lease Term

3 years or longer by negotiation with three year rent reviews.

### Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, and for reimbursing the insurance premium on the building.

### VAT

VAT is not applicable.

### Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the unit has a rateable value of £2,950 from 1 April 2023. Rates payable approximately £1,450 however, depending on the status of the tenant, rates may not be due. 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

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

**C59**

### EICR

Electrical Installation Condition Report available on request.

### Contacts

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