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NATURAL BEAUTY BRANDS
Ethical Health & Wellbeing

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penrosecommercial.co.uk
To Let

HU Property Ltd
Land & Property
Development Consultants
First Floor Offices, 12a Saturday Market
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Dee Atkinson & H

AUCTION
HOUSE
REAL ESTATE

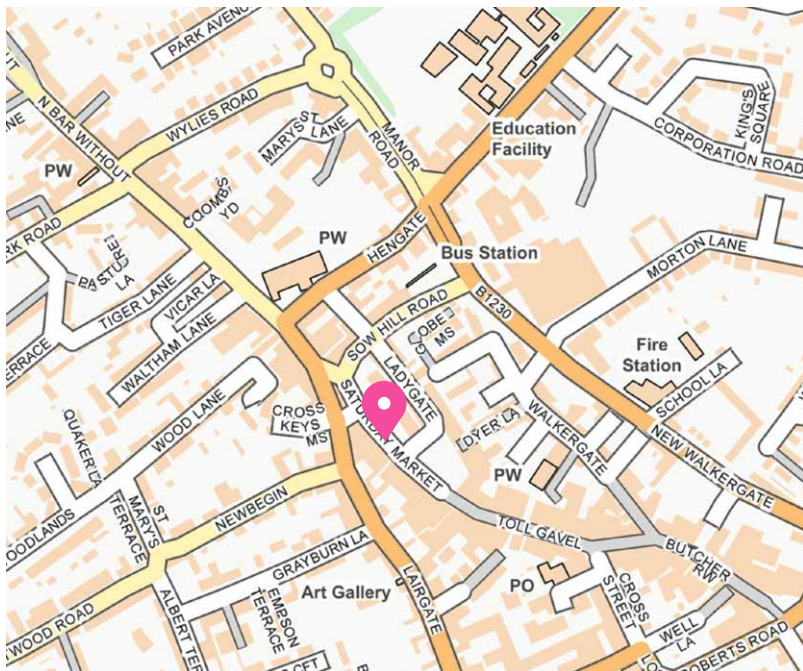
For Sale / To Let

110.64 sq m (1,191 sq ft)

11 Saturday Market

Beverley, HU17 8BB

RETAIL / OFFICE



Accommodation

The property comprises the following accommodation. All measurements are approximate and in line with IPMS 3.

	Sq m	Sq ft
Ground Floor		
Retail/Reception area	19.59	211
Office and staff facilities	14.75	159
WC		
Total Ground Floor	34.34	370
First Floor		
Offices	34.61	373
WC		
Second Floor		
Offices	34.50	371
Basement store	7.19	77
Total Area	110.64	1,191

- Grade II* listed property
- Prominent location in much sought-after market town
- Attractive retail/office accommodation
- Ideal for a variety of occupiers, subject to any necessary permissions
- Available on a new lease
- At competitive rental or For Sale Freehold.

Location

Beverley is an extremely busy market town, having an urban population of approximately 29,000, offering a blend of both modern and historic properties. The main retailing areas are concentrated in and around Wednesday and Saturday Market which are linked by the pedestrian areas of Butcher Row and Toll Gavel.

The town centre is represented by many national and local retailers, together with many of the major banks and building societies.

Beverley is an attractive tourist destination with regular market days, a racecourse and historic centre increasing its popularity.

Description

11 Saturday Market comprises of a prominent retail/office unit with attractive frontage and views overlooking Saturday Market. The 3-storey property contains a full width reception/retail area together with a variety of office suites, storage rooms and staff facilities.

The property is Grade II* listed as being of important architectural/historic interest. The property has a second frontage to Ladygate.



Terms

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

Rent

The commencing rental for the property is £18,000 per annum exclusive of rates and all other outgoings payable quarterly in advance.

Lease Term

5 years or longer.

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.

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £14,250. 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.

Freehold

Alternatively the Freehold of the property is For Sale at OFFERS BASED ON £225,000.

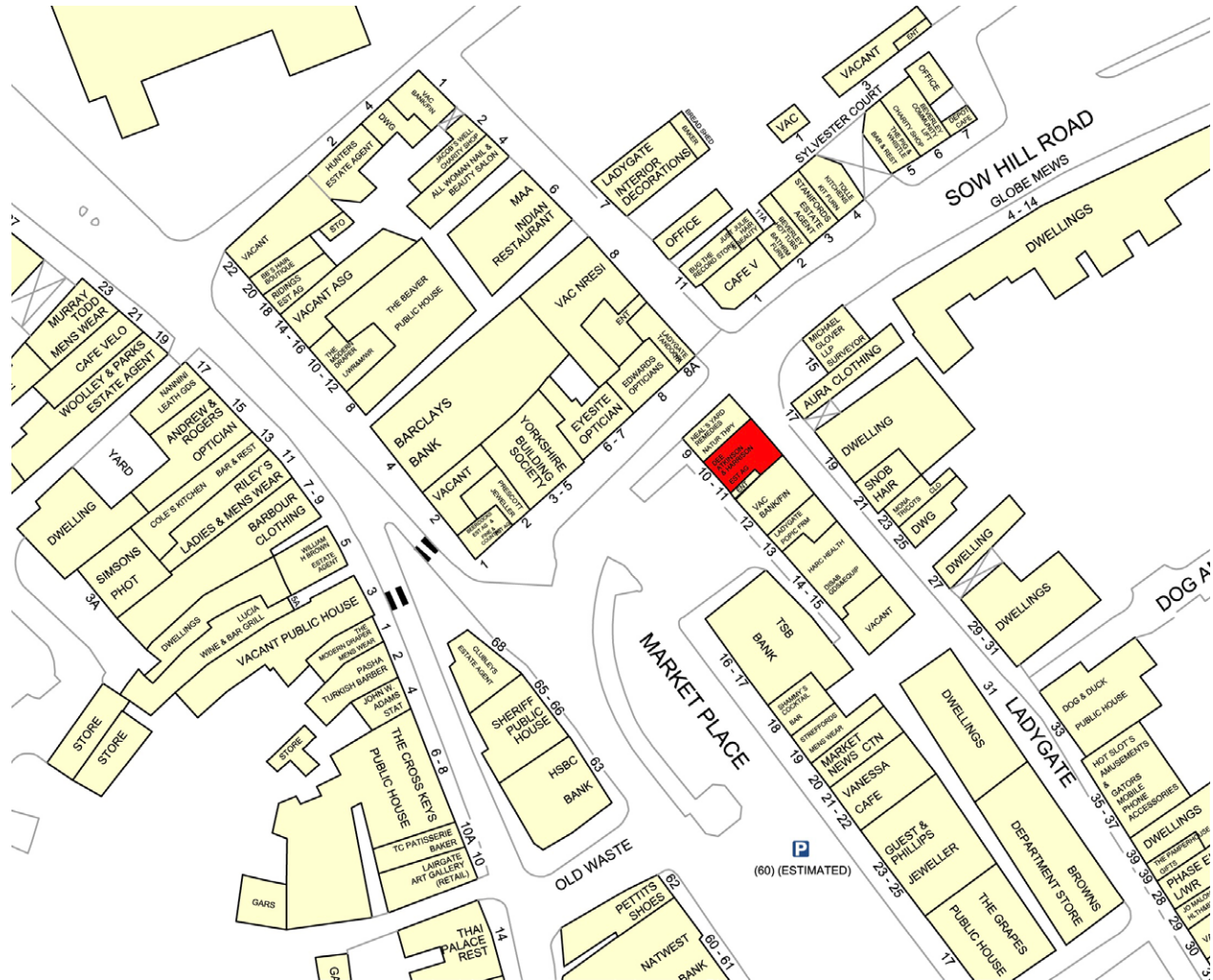
VAT

Applies to the property.

EPC

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

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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACT

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