

14 Maple Drive,
Beverley, HU17 9QJ

TO LET

Ground Floor Retail unit located on a residential shopping parade

Unit extends to 77 sq m (829 sq ft)

Qualifying Businesses are eligible for 100% Small Business Rates Relief at this property

Accommodation can be configured by tenants to suit individual requirements

Large nearby residential catchment

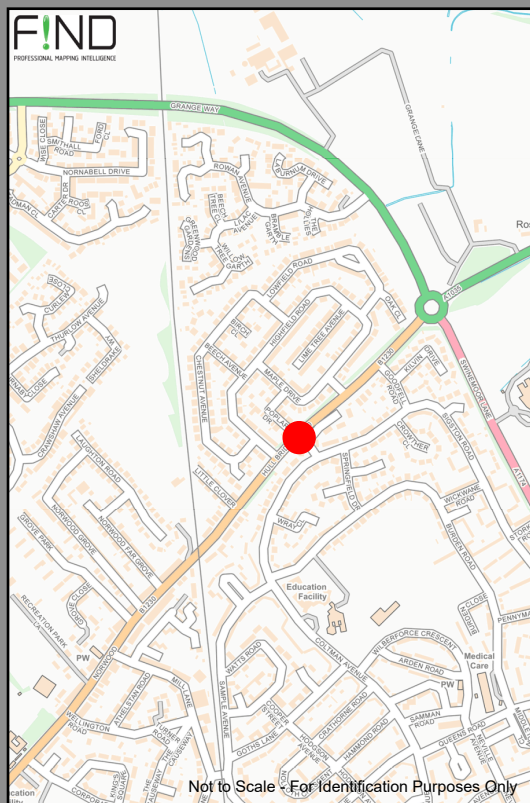
Guide Rent £12,000 p.a.exc.
(£1,000 per calender month)

Scotts
01482 325634



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LOCATION

The subject property is located in Beverley, a historic market town and the county town of the East Riding of Yorkshire, England. The town has a population of c.30,000 people and is expected to grow further in the coming years with new residential developments planned for the south of the town.

More specifically, the property is located on Maple Drive in a residential area of the town. The property forms part of a local parade of shops, with the other units occupied by an Italian takeaway, Chinese takeaway, hair salon and newsagent.

DESCRIPTION

The property consists of a ground floor retail unit providing three distinct zones, incorporating a sales area, mid sales and rear store, complete with staff WC. The property features a single glazed full height timber shop front. The accommodation could be adapted to suit any incoming operators' requirements.

Following changes to the Use Classes order from 1st September 2020, the unit falls within class 'E', which incorporates retail, café and restaurant uses. Alternative uses such as 'Hot Food Takeaway' may be suited to the premises, however a change of use application would be required.

The premises benefit from electricity and water services.

ACCOMMODATION

Ground Floor Retail 76.98 sq m (829 sq ft)

DISPOSAL TERMS

The property is available 'To Let' at a guide rent of £12,000 per annum exclusive (£1,000 per calendar month). Terms by negotiation.

RATEABLE VALUE

The property is described as 'Shop and Premises' with a Rateable Value of £7,500. Qualifying Small Businesses may qualify for 100% Small Business Rates Relief, subject to qualifying conditions.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The incoming tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

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