

Office Suites, 22 Lairgate,
Beverley, HU17 8EP

TO LET

Attractive Grade II Listed
building - fully refurbished

2 x first floor offices

Central Beverley location

£6,000 per annum, per office,
all inclusive of heating, lighting
and all other outgoings except
telephone and business rates

Light stream connected

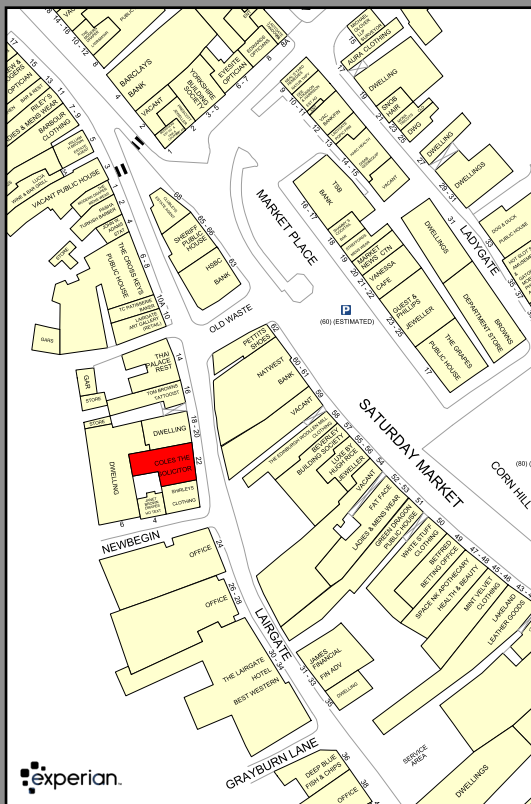
Contact Tim Powell

Scotts
01482 325634



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LOCATION

Located in the historic market town of Beverley on the south side of Lairgate close to Beverley's main shopping and central amenities. There are several public car parks in close proximity and the train station and bus station are approximately 10 minutes' walk.

DESCRIPTION

The accommodation comprises of two first floor offices which have been recently refurbished in conjunction with the rest of the building and benefit from wood flooring, two feature fireplaces, deep moulded skirtings.

The office benefits from its own tea making point and ground floor WC with wash hand basin.

ACCOMMODATION

Office Suite 1	12.8 sq m	(138 sq ft)
Office Suite 2	16.8 sq m	(180 sq ft)
Total	29.5 sq m	(318 sq ft)

RENT

£6,000 p.a per room or £10,000 p.a for the two - inclusive of heat, light and all other outgoings (except telephone and business rates).

RATEABLE VALUE

The property will require reassessment.

ENERGY PERFORMANCE RATING: G

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

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6813**

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