

2b Railway Street
Beverley, HU17 0DX

TO LET

Mid terrace two-storey
accommodation

The accommodation provides
69.5 sq m (748 sq ft)

Benefits from an attractive
balcony fronting Railway Street

Previously refurbished to provide
attractive office suites
(potential for alternative uses)

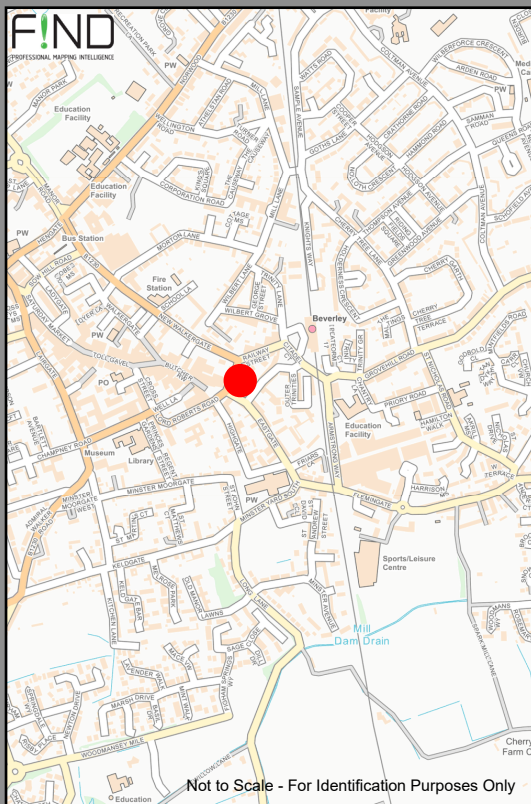
Initial Rent £8,000 p.a.

Scotts
01482 325634



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LOCATION

Beverley is a market town in the East Riding of Yorkshire. The property is located on the East side of Railway Street, a main arterial road running through the centre of Beverley and forming part of the one-way system circumnavigating the retail core. Beverley lies approximately 10 miles north of Hull city centre and is the principal market town within East Yorkshire.

The town centre is substantially pedestrianised and well represented by a large range of national retailers. The majority of the town centre is within a Conservation Area with noted landmarks including Beverley Minster and St Mary's Church.

DESCRIPTION

The property consists of an attractive mid-terrace, two-storey, brick-built property under a pitched slate covered roof, with a balcony overlooking Railway Street.

This is a very well-presented building in the heart of Beverley town centre. The property has undergone a substantial refurbishment in the past to provide a very attractive office environment benefitting from a fitted kitchen and gas centrally heated radiators.

ACCOMMODATION

Ground Floor	35.9 sq m	(386 sq ft)
First Floor	33.6 sq m	(362 sq ft)
Total	69.5 sq m	(748 sq ft)

RATEABLE VALUE

The property is describe as 'Offices & Premises' with a Rateable Value of £5,900 (source: VOA Website).

DISPOSAL TERMS

The property is available on Full Repairing and Insuring terms (FRI) at an initial rent of £8,000 per annum.

ENERGY PERFORMANCE RATING: E

LEGAL COSTS

The ingoing 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.6748**

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