

Premises rear of 17 Market Place
Beverley, HU17 8BB

FOR SALE

3-Storey premises of brick construction
under slate clad roofs

G.fl. kitchen/WC & stores/workshop
areas – c.119 sq m (1,280 sq ft) GIA

F.fl. including 'ballroom' – c.113 sq m
(1,215 sq ft) GIA plus bridge link

Second floor/attic - former
3 bed living accommodation

Suited to a wide range of uses
appropriate for a town centre
location and Conservation Area

Freehold with vacant possession

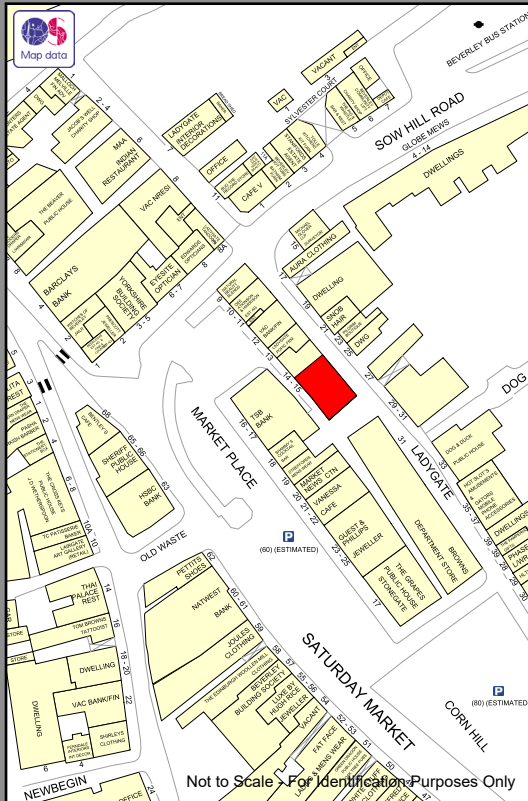
**Best Bids Invited by 5pm
Monday 25th April 2022**

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is positioned in Beverley town centre to the rear of 17 Market Place (TSB), the rear of Browns Department Store and with frontage to Ladygate. The property is adjacent to retail premises within Market Place, close to the central area parking and bus station.

The traditional brick-built property provides accommodation over 3 floors with scope for a wide range of potential uses considered appropriate within Beverley town centre and within a Conservation Area.

ACCOMMODATION

We calculate gross internal accommodation (GIA) at ground floor level of c.119 sq m (1,280 sq ft).

The first floor has a GIA of c.113 sq m (1,215 sq ft) incorporating an impressive 'ballroom' with dimensions of 9.34 m (30' 7") x 7.47 m (24'6") plus the 'bridge'.

The attic provides former 3 bed living accommodation with a GIA slightly below the first floor accounting for accommodation within the roof space. The measured areas for the bedrooms, lounge, kitchen and bathroom extend to c.78 sq m (840 sq ft) plus landing/entrance hallway and a separate WC.

DISPOSAL TERMS

The property is available freehold with full vacant possession. Interested parties are invited submit their best bid to purchase the property, to be received at Scotts' Hull office in writing, by **5pm Monday 25th April 2022**.

The vendor is not obliged to accept the highest or any bids submitted. A bid should confirm the precise identity of the purchaser, the level of offer, proof of funds, any conditions attached ie whether subject to any surveys, funding or planning consent etc and solicitor details.

LEGAL COSTS

Each party will be responsible for their own legal costs in the event of a disposal with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: E

The expectation is that parties will however reconfigure/adapt the space to satisfy their requirements/intentions for the premises.

FURTHER INFORMATION AND TO VIEW

For planning etc enquiries, this location is covered by East Riding of Yorkshire Council – Tel: 01482 887700

Contact Chris Mason chris@scotts-property.co.uk 07850 002496.

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.6890**

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