

13a Saturday Market,
Beverley, HU17 8BB

FOR SALE / TO LET

Well presented retail premises fronting
both Saturday Market and Ladygate

Total ground floor sales
c.52.6 sq m (566 sq ft) with kitchen
and WC facility

Scope for open plan retail or retention
of existing partitioning creating private
consulting/treatment etc rooms

Ideally suited to a range of retail,
professional services, health & Beauty
etc. operation

Guide Price £165,000

Guide Rent £12,000 p.a.exc.

Scotts
01482 325634



Picture prior to current partitioning



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is positioned in Beverley town centre towards the rear of TSB Bank and Browns department store with visibility to Saturday Market and additional frontage to Ladygate. The property is close to central area parking within Market Place/ Saturday Market and the bus station on Sow Hill Road.

The property is built to single-storey height of traditional brick construction beneath a combination of flat and pitched roofs. The property has display frontages and entrances to both Saturday Market and Ladygate offering attractive well-presented accommodation that can easily be reinstated to open plan but presently has non-structural partitioning to create a range of private rooms in addition to a reception.

The well-presented accommodation is primarily finished with white plastered walls beneath a suspended ceiling with integrated lighting and has carpet flooring. The unit benefits from gas fired central heating to wall mounted radiators.

The accommodation is ideally suited to general retail, professional services or health & beauty related businesses.

ACCOMMODATION - Disregarding non-structural partitioning

Ground floor sales c.52.6 sq m (566 sq ft)

RATEABLE VALUE

The property is described as 'Shop & Premises' with a Rateable Value of £14,750 (Source VOA website) under the 2017 Rating list.

DISPOSAL TERMS

The property offers an affordable opportunity available 'For Sale' with full vacant possession at a guide price of £165,000 or To Let under the terms of a new full repairing and insuring lease at a rent of £12,000 per annum exclusive.

LEGAL COSTS

In the event of a freehold sale then each party will pay its own costs. In the event of a lease, the incoming tenant will be responsible for the landlord's reasonable legal fees incurred in connection with the preparation and agreement of the lease document, abortive or otherwise.

The acquiring party will pay any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: C

FURTHER INFORMATION AND TO VIEW

Contact Chris Mason chris@scotts-property.co.uk 07850 002496 or Tim Powell tim@scotts-property.co.uk 07801 515165

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