

16 Butcher Row,
Beverley, HU17 0AB

TO LET

Ground floor sales with internal frontage
width 6.1m (19' 10")

Scope to extend the existing sales area
into the rear stores

Ground floor total 250 sq m (2,690 sq ft)

First floor staff/stores
74.5 sq m (802 sq ft)

Second floor stores 53 sq m (570 sq ft)

Main pedestrianised pitch with many
regional and national multiples

Available on a new lease

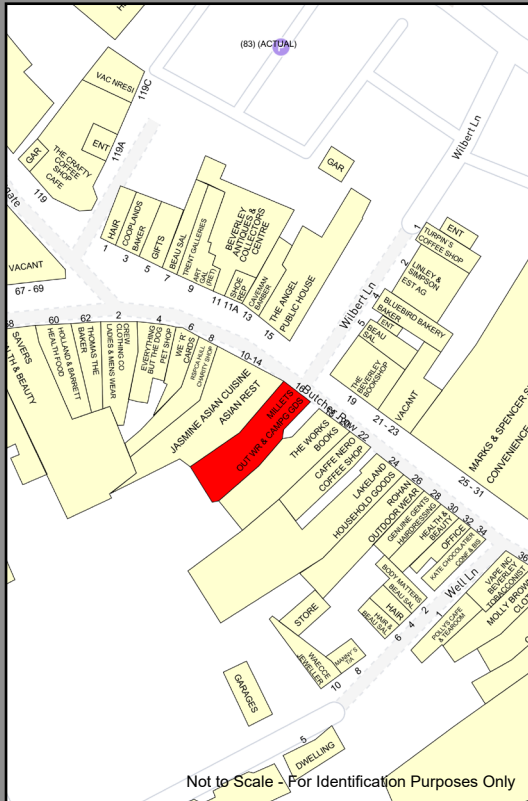
Guide Rent £55,000 p.a.exc

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION/DESCRIPTION

Beverley is a vibrant and expanding highly regarded market town in East Yorkshire situated approximately 10 miles to the north of Hull city centre with a population in excess of 30,000. Beverley has a good mix of retail and food & drink establishments.

The subject property is positioned on the main pedestrianised route of Toll Gavel and Butcher Row which links Wednesday Market to the south with Saturday Market to the north. Occupants nearby include M&S Simply Food, Rohan, Lakeland, Caffé Nero, Crew Clothing and Savers amongst many other regional and national operators as well as local independents.

The Grade II listed property is traditional brick built to three-storey height plus attic accommodation with single-storey rear extensions added in more recent years. The ground floor is currently partitioned to provide a sales area with substantial store/stock rooms which could enable the existing sales area to be extended. The property has a shared pedestrian passageway to the side.

ACCOMMODATION

Ground floor sales (as existing)	156.0 sq m (1,680 sq ft)
Rear stores/stock room <i>(offering scope to extend the sales area)</i>	71.2 sq m (766 sq ft)
Rear store room	22.5 sq m (242 sq ft)
First floor (staff/stores)	74.5 sq m (802 sq ft)
Second floor (stores)	53.0 sq m (570 sq ft)

RATEABLE VALUE

With reference to the 2026 Rating List, the property is described as 'Shop & Premises' at a Rateable Value of £40,500.

LEASE TERMS

The property is available To Let under the terms of a new commercial full repairing & insuring lease at a rent of £55,000 per annum for a length of term to be agreed.

LEGAL COSTS

Each party will be responsible for its own legal and professional costs incurred in the transaction.

ENERGY PERFORMANCE RATING: 'C' (75) valid until 22 April 2033

FURTHER INFORMATION AND TO VIEW

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

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