

Hodgson House, Flemingate,  
Beverley, HU17 0NP

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**TO LET**

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Offices in the heart of the popular  
market town of Beverley

Fully Refurbished

Accommodation totals  
132.4 sq m (1,425 sq ft)

Located adjacent to the Flemingate  
development and opposite  
Beverley Leisure Centre

Walking distance from main train  
and bus stations

**Guide Rent £23,500 p.a.**

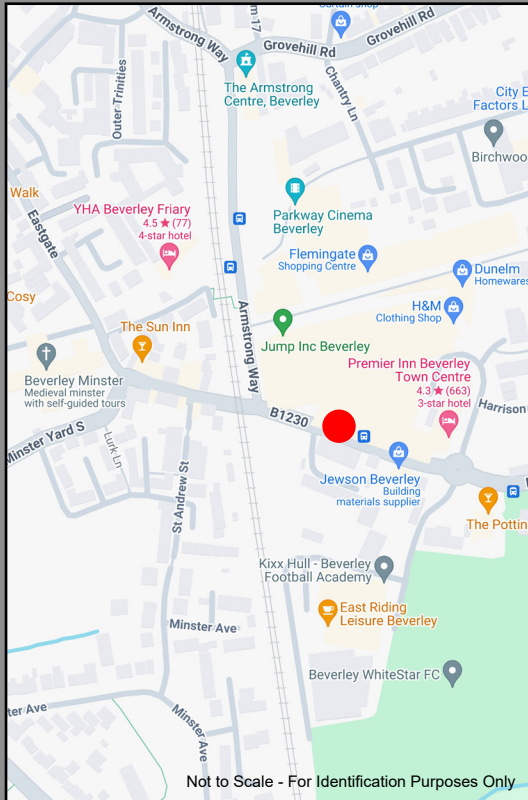


**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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## LOCATION

The offices are located on the north side of Flemingate opposite Beverley Leisure Centre approximately one mile from the main shopping areas of Beverley. Flemingate runs south of the Town.

Beverley is an attractive and busy Market Town with a large and affluent population, located approximately 10 miles from Hull. The offices are situated adjacent to the Flemingate retail development which also includes a Premier Inn, East Riding College, Parkway Cinema and a wide range of retail operations.

## DESCRIPTION

Hodgson House has undergone a full scheme of refurbishment to provide quality office accommodation over two floors.

The building has a dedicated reception entrance and is divided internally to create a range of open plan and private workspace together with the usual staff facilities.

## ACCOMMODATION

The accommodation, measured on a gross internal area basis, provides:

Ground Floor	54.3 sq m	(585 sq ft)
First Floor	78.0 sq m	(840 sq ft)
<b>Total</b>	<b>132.4 sq m</b>	<b>(1,425 sq ft)</b>

## DISPOSAL TERMS

The offices are available to rent on a new lease at guide rent of £23,500 per annum.

## RATEABLE VALUE

The property is described as 'Offices and Premises' with a rateable value of £9,900 (2023 Rating List). Small Business Rates Relief will apply.

The tenant will be responsible for the payment of business rates.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## LEGAL COSTS

Each party will be responsible for their own 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](mailto: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.5405**

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