

11 Ladygate,
Beverley, HU17 8BH

TO LET

Retail Unit

Ground Floor 16.3 sq m (175 sq ft)

First Floor 14.1 sq m (152 sq ft)

Close to Sow Hill Bus Station

Low cost accommodation with
full rate relief to qualifying
small business

New lease by negotiation

Guide Rent £6,500 p.a.



Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located in Beverley Town Centre adjacent to the bus station and in close proximity to Saturday Market.

The property is a traditional two storey brick built retail unit under a pitched clay tile clad roof providing ground and first floor accommodation.

ACCOMMODATION

The accommodation briefly comprises (measurements are approximate):

Ground Floor	16.3 sq m	(175 sq ft)
First Floor	14.1 sq m	(152 sq ft)
Total	30.4 sq m	(327 sq ft)

SERVICES

Mains water and electricity are connected.

RATEABLE VALUE

The property is assessed at Rateable Value £3,700 (2026 Rating List). The Local Authority is East Riding of Yorkshire Council. Eligible occupiers may benefit from full rate relief under the Small Business Rates Scheme.

TERMS

The unit is available To Let by way of a new Full Repairing & Insuring lease at a guide rent of £6,500 per annum.

ENERGY PERFORMANCE RATING: E (125)

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

For further information and to view please 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

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