

74 Lairgate
Beverley, HU17 8EU

TO LET

Grade II Listed office premises

Available as a whole
or as individual floors

Arranged over three-storey's

Situated close to
Beverley town centre

Viewings available on request

Rent on Application

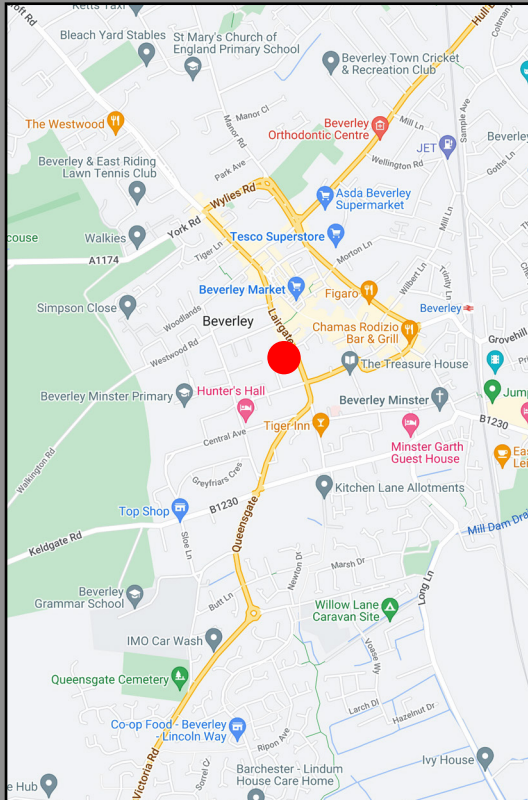


Scotts
01482 325634



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LOCATION/DESCRIPTION

The property is situated on the south side of Lairgate. Lairgate is a main arterial road running through the centre of Beverley and forms part of the one-way system circumnavigating the retail core. Beverley lies approximately 10 miles north of Hull city centre with its town centre being substantially pedestrianised and well represented by a large range of national retailers.

The property is a traditional Georgian, Grade II Listed, three-storey office premises arranged over ground, first and second floors with a symmetrical frontage and central doorway.

The building has undergone a substantial refurbishment in recent years to provide a very attractive office environment offering mainly open plan workspaces. To the rear of the property is an enclosed garden bounded by high brick walls.

There is direct access from the front door onto the pavement to Lairgate. Parking is on-street and there is also a 'Pay and Display' car park nearby.

ACCOMMODATION

Ground Floor	124.4 sq m	(1,339 sq ft)
First Floor	116.8 sq m	(1,258 sq ft)
Second Floor	97 sq m	(1,044 sq ft)
Total	338.2 sq m	(3,641 sq ft)

RATEABLE VALUE

Will need reassessing, if looking to take sections.

The property is currently described as 'Office & Premises' and has a Rateable value of £14,250 for 'Ground Floor, Part 1st Floor & 2nd Floor of 74 Lairgate, Beverley'.

Under current legislation, an eligible occupier may benefit from a reduction in the rates payable through small business rates relief.

LEGAL COSTS

The ingoing Tenant will be responsible for all parties' reasonable legal fees incurred in this transaction, together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: To be confirmed

FURTHER INFORMATION AND TO VIEW

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 **Grimby** 12 Town Hall Street, DN31 1HN **CS.0000**

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