

46 Lairgate,
Beverley, HU17 8EU

FOR SALE

Ground floor retail premises
extending to 32 sq m (344 sq ft)

First floor extending to
20 sq m (215 sq ft)

Situated close to
Beverley town centre

Pedestrian access to the rear

May Suit Residential
subject to planning consent

Guide Price £195,000

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 situated on the west 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 and is the principal market town within East Yorkshire. The town centre is substantially pedestrianised and well represented by a large range of national retailers. The majority of the town centre is within a Conservation Area with noted landmarks including Beverley Minster and St Mary's Church.

The property comprises a shop with original living accommodation above including family bathroom. The property is constructed of solid brick beneath a pitched clay pantile covered roof.

To the rear is a single-storey building built extension under a flat roof. The property is heated by a gas fired boiler via wall mounted radiators.

ACCOMMODATION

Ground Floor

Sales Area	32 sq m	(344 sq ft)
Separate WC	-	-

First Floor	20 sq m	(215 sq ft)
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Living accommodation including family bathroom

RATEABLE VALUE

The property is described as 'Shop & Premises' at £7,000 RV (2023 Rating List). Under current legislation, a qualifying small business will benefit from full rates relief.

DISPOSAL TERMS

The property is offered For Sale freehold with full vacant possession at a guide price of £195,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for 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

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