

13 North Bar Within,  
Beverley, HU17 8AP

# FOR SALE

Ground floor sales and ancillary  
c.109 sq m (1,173 sq ft)

First floor sales / office  
c.71.8 sq m (773 sq ft)

Attic 61.0 sq m (665 sq ft)

Rear ground floor studio / office  
44.7 sq m (481 sq ft)

Numerous car parking spaces

The shop is let at £24,000 p.a. plus  
income from rear car parking.

The studio is vacant

Investment with scope for future  
reconfiguration/potential redevelopment  
options subject to consents

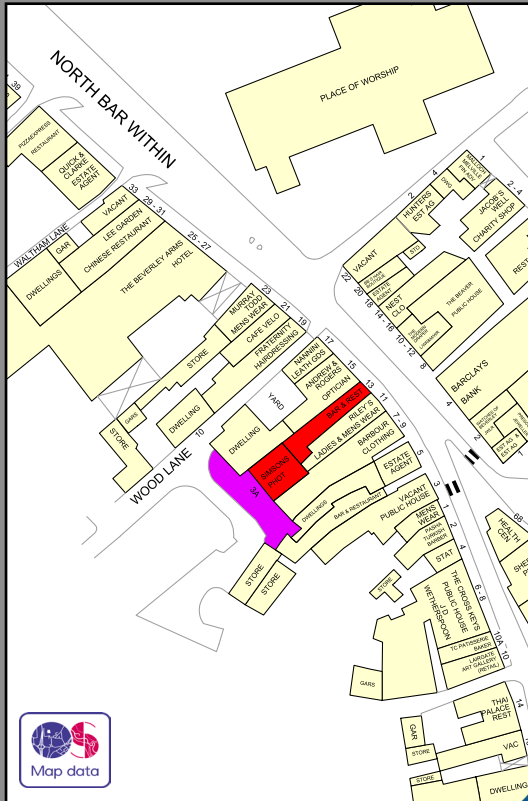
Guide Price £439,000

**Scotts**  
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FOR SALE



## LOCATION/DESCRIPTION

Beverley is a vibrant and expanding market town situated approximately 10 miles to the north of Hull with a population over 30,000. Beverley has a good mix of retail, leisure and food & drink establishments. The Listed property is positioned on the west side of North Bar Within forming part of the 'Georgian Quarter'. Occupants nearby include Barbour, Mowgli, Pizza Express and Barclays Bank with numerous high end independents situated along the length of North Bar Within.

The property, of traditional brick construction, extends to two-storey height plus attic space incorporating a dormer to the front under pitched pan-tile clad roofs. There is a single-storey flat roof section in part with the rear studio under a pitched roof. The main accommodation trades as 'Cole's Kitchen' with the rear studio available with full vacant possession.

Car parking spaces to the rear of premises extend behind 7-9 North Bar Within through to 17 North Bar Within with access off Carlton Court via Wood Lane.

## ACCOMMODATION

Ground floor sales	73.7 sq m	(793 sq ft)
Rear kitchen	23.9 sq m	(257 sq ft)
Customer WCs	11.3 sq m	(122 sq ft)
First floor sales/additional dining area	55.4 sq m	(596 sq ft)
Rear stores/office	16.4 sq m	(176 sq ft)
Attic - <i>not measured but with reference to previous records</i>	61.0 sq m	(665 sq ft) – gross area
Rear studio/office - ( <i>vacant and known as 3a Wood Lane</i> )	44.7 sq m	(481 sq ft)

Externally there are various parking spaces situated to the rear over the land shaded pink on the plan, for identification purposes only. 2 of these are included with the lease of the café. Others are let separately on flexible terms.

## OCCUPATIONAL TERMS

The main building trading as 'Cole's Kitchen' is held by individuals on the balance of a 10 year lease commencing 06/11/2015 at £24,000 pa exc. The tenant carries out internal repairs and both internal & external decoration.

We understand the car parking is held on a number of informal terms based on c.£50 pcm per space.

The studio is vacant. It is considered the studio has scope for extension upwards or clearance/redevelopment which may extend to car parking areas subject to consents necessary.

## RATEABLE VALUE

With reference to the Rating List there appears to be various assessments relating to car spaces under HU17 8AP with the main shop under HU17 8DG described as 'Shop & Premises' at £20,500 RV. We understand the rear studio known as 3a Wood Lane is described as 'Shop & Premises' at £4,900 RV.

## PRICE

The freehold is available at £439,000.

## 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:** C (61)

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

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