

Second & Third Floor Offices,
37 North Bar Within, Beverley, HU17 8DB

TO LET

Upper floor offices of
166 sq m (1,784 sq ft)

Located above Pizza Express

Close to Beverley town centre

Refurbished to a high standard

2/4 car parking spaces to the rear
of the premises off Vicar Lane

Available on a new lease

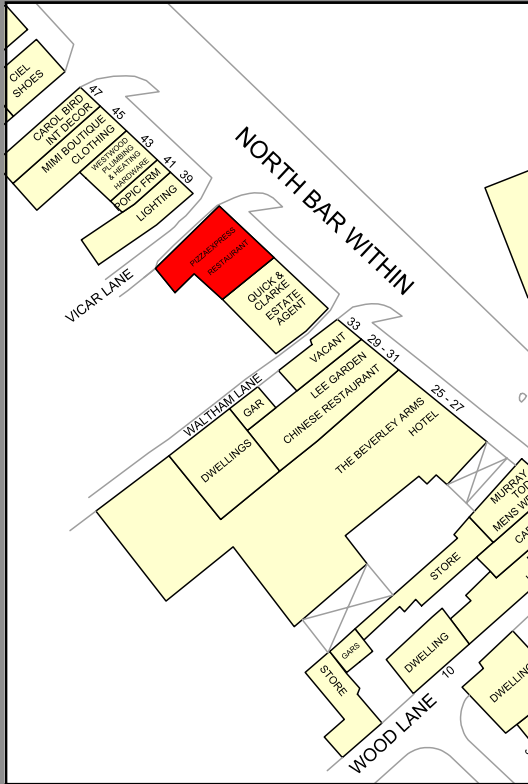
Available as a whole
or on a floor by floor basis

Scotts
01482 325634



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www.scotts-property.co.uk

LOCATION

Beverley is a highly regarded market town in East Yorkshire situated approximately 10 miles to the north of Hull. The offices are located on the south side of North Bar Within midway between Saturday Market and North Bar in the centre of Beverley.

The offices are situated above Pizza Express providing good frontage and presence within the Town's retail business district.

DESCRIPTION

The property is accessed via a dedicated side doorway off Vicar Lane which leads to a hallway and stairs to access the offices.

The premises have the benefit of being fully carpeted and being newly decorated throughout with wall mounted radiators providing heating to the accommodation. In addition to this there is a dedicated kitchen and ladies and gents WC's.

ACCOMMODATION

Second Floor 80 sq m (861 sq ft)
Third Floor 81 sq m (874 sq ft)
Outside 2/4 car parking spaces (if double parked)

DISPOSAL TERMS

2nd Floor £10,000 p.a excl
3rd floor £8,000 p.a excl
2nd & 3rd floor £15,000 p.a. excl

The premises are available by way of a full new Repairing and Insuring lease for a term to be negotiated.

RATEABLE VALUE

The premises will require reassessment for Rating purposes.

ENERGY PERFORMANCE RATING: E (113)

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

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 **CS.7085**

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