

41 North Bar Within,
Beverley, HU17 8DG

TO LET

Spacious, well presented retail unit
in the Georgian Quarter

Ground floor sales
92 sq m (990 sq ft)

Frontage internal width
5.24m (17' 2")

Rear kitchen and WC facilities

The property has previously traded
as a café and would suit a wide
range of operations subject to any
necessary consents

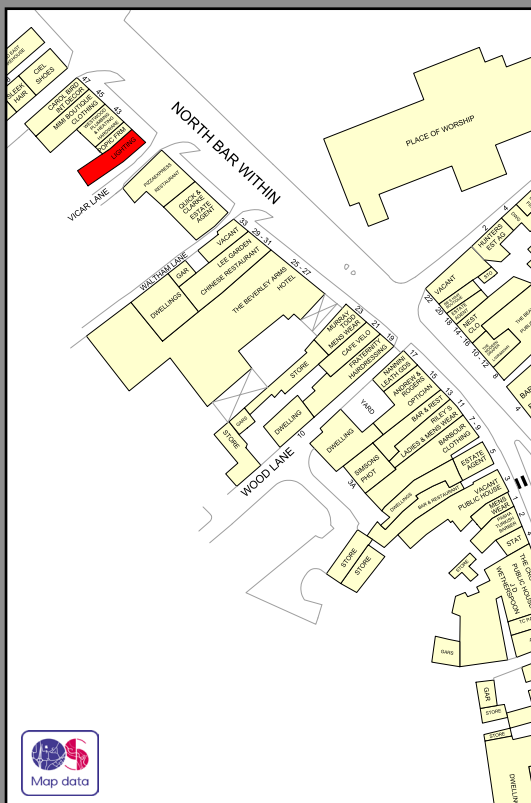
Rent £22,000 p.a.exc.

Scotts
01482 325634



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LOCATION/DESCRIPTION

Beverley is a vibrant and expanding market town situated approximately 10 miles to the north of Hull. The town has a population of approximately 30,000 with significant residential development undertaken in recent years and ongoing. Beverley has a good mix of retail, leisure and food & drink establishments.

The ground floor retail premises benefit from an attractive traditional style timber shop front with recessed central entrance situated on the west side of the attractive North Bar Within, immediately at its junction with Vicar Lane in the Georgian Quarter, Pizza Express is adjacent with a range of high-quality independent operations nearby. North Bar Within benefits from cobbled parking to either side of the road and links Saturday Market to the historic North Bar itself.

The accommodation provides largely open-plan retail accommodation offering good dimensions and well-presented staff amenities benefitting from full height display windows in an attractive front and gas fired heating to wall mounted radiators.

The accommodation will suit a range of high-quality independent retail operations or professional services, possible café/deli style operation subject to any necessary consents and approval.

ACCOMMODATION

Ground floor sales 92 sq m (990 sq ft)
with a front internal width of 5.24m (17' 2")

Kitchen 10.42 sq m (112 sq ft)
WCs - -

RATEABLE VALUE

The premises are in the Rating List as 'Café & Premises' with a Rateable Value of £16,000 under the 2023 Rating List .

LEASE TERMS

The property is available To Let under typical commercial lease terms at an initial rent of £22,000 per annum exc.

LEGAL COSTS

The ingoing party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable together with reimbursement of the landlords legal costs in connection with the preparation, negotiation and agreement of the lease document.

ENERGY PERFORMANCE RATING: C

FURTHER INFORMATION AND TO VIEW

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