

11 Riverview Road,
Beverley, HU17 0LD

TO LET

Popular industrial area

Extends to 584 sq m (6,286 sq ft)

Benefits from
x 3 roller shutter access doors

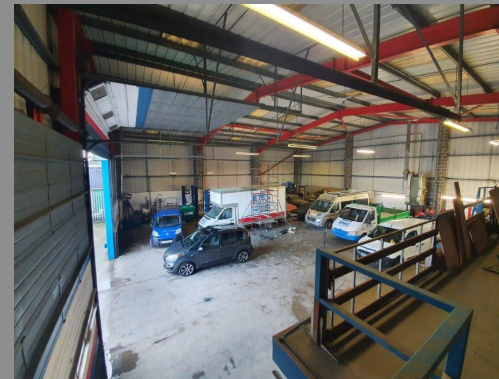
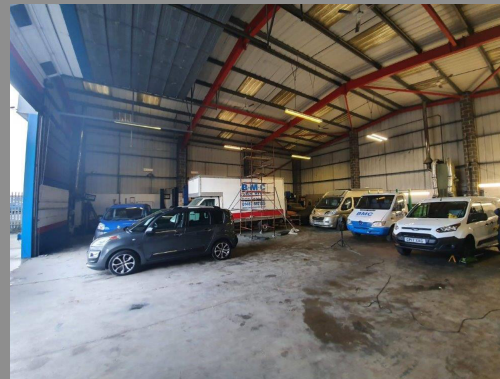
Self-contained secure site

Additional parking opposite

Guide Rent £39,500 p.a.

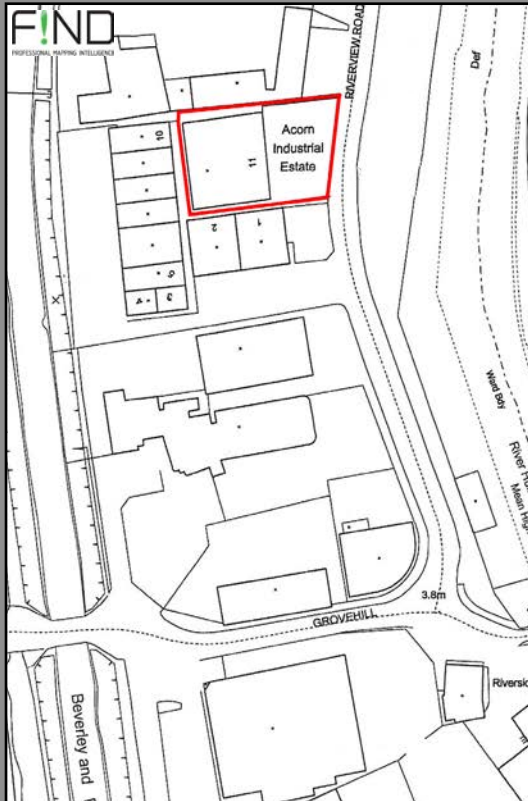


Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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LOCATION

Beverley is a market town within the county of East Riding of Yorkshire, approximately 9 miles north of Hull city centre. Beverley is accessed from the south via the A1079 which continues on to York, as well as joining on to the A63 West and the wider national motorway network.

The premises are located on the east side of Riverview Road, occupying a position north of Swinemoor Lane, to the north-east periphery of Beverley. It forms part of a former shipyard, generally within a popular and established industrial location with a mix of industrial and commercial uses on site.

DESCRIPTION

The property is of steel portal frame construction built to an eaves height of c.20ft (6.2m) and a ridge height of c.28 ft (8.5m) with traditional brick outer detailing to the front elevation, to a height of approximately 8 ft (2.4m) thereafter, clad with metal profile sheeting under a clean span shallow pitched metal profile sheet clad roof incorporating translucent panels. Includes 3x up-and-over shutter doors to the front elevation. Internally the property benefits from an office block with staff and WC facilities off and mezzanine stores immediately above.

The property benefits from a yard area, comprises a sectional concrete forecourt with a further rough surfaced car parking area to the east of Riverview Road, occupying a position immediately alongside the River Hull.

ACCOMMODATION

Workshop		584 sq m	(6,286 sq ft)
Includes	Mezzanine	78 sq m	(840 sq ft)
	Offices	38 sq m	(409 sq ft)
	Staff Room	13 sq m	(140 sq ft)

RATEABLE VALUE

The property is described as 'Workshop & Premises' with a Ratable Value of £18,500 (2023 Rating List). Local Authority is East Riding of Yorkshire.

DISPOSAL/LEASE TERMS

The property is offered To Let for a minimum term of years to be agreed on a full repairing and insuring basis at a guide rent of £39,500 per annum.

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.7042**

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