

54 Saturday Market,  
Beverley, HU17 8AA

---

TO LET

---

Prominently positioned retail premises  
within Saturday Market

Ground Floor  
c.101.3 sq m (1,090 sq ft)

Nearby occupiers include Fatface,  
Natwest, Joules, White Stuff and  
Luxe by Hugh Rice jewellers

New Lease Available

Guide Rent £35,000 pa exc

**Scotts**  
01482 325634



54 Saturday Market,  
Beverley, HU17 8AA

TO LET



**Scotts**  
01482 325634  
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.

Saturday Market offers a mix of national and regional retailers together with independent operators with central car parking provision and a large open market each Saturday.

Occupiers nearby include Fat Face, White Stuff, Joules, Edinburgh Woollen Mill, Lakeland, Space NK and NatWest Bank.

## DESCRIPTION

The lock-up shop comprises the ground floor of a three storey building.

The shop has traditional timber shop front providing access to the relatively narrow but deep retail space.

## ACCOMMODATION

Ground Floor c.101 sq m (1,090 sq ft)

## RATEABLE VALUE

The property will require reassessment as it previously formed part of a much larger assessment with the building undergoing reconfiguration works / adaptation.

## DISPOSAL TERMS

The accommodation is offered To Let on typical commercial Full Repairing and Insuring (FRI) lease terms at £35,000 pa exc.

## ENERGY PERFORMANCE RATING: D

## LEGAL COSTS

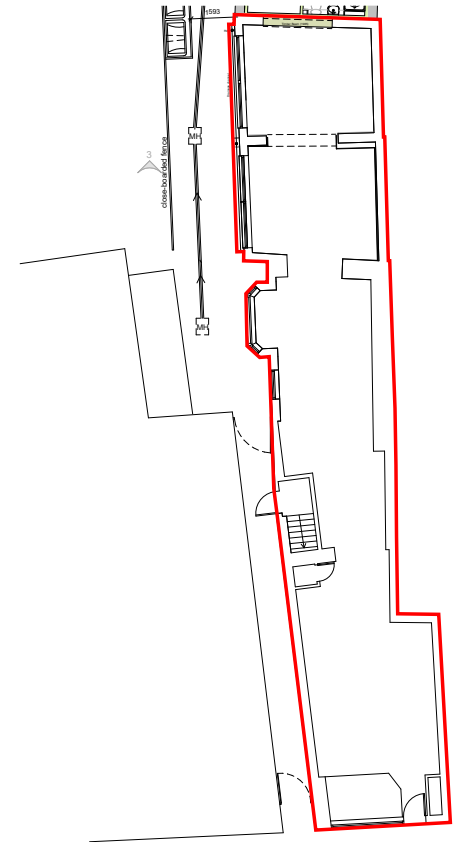
The incoming tenant will be responsible for the Landlords reasonable legal costs incurred together with its own and any Stamp Duty Land Tax if payable.

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto: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.**

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Not to Scale - For Identification Purposes Only