

Wood Lane Mews

21 North Bar Within, Beverley, HU17 8DA

TO LET

Central Beverley upper floors

c.240 sq m (2,589 sq ft)

Located on North Bar Within

Refurbished to a high standard

On site car parking off Wood Lane

Guide Rent £20,000 p.a.

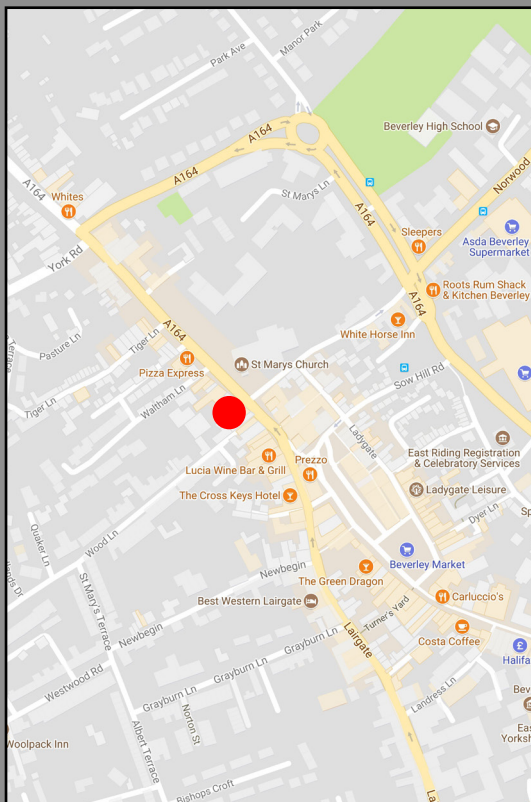
Scotts
01482 325634



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LOCATION

The offices are located on the south side of North Bar Within between Saturday Market and North Bar in the centre of Beverley. Situated amongst a range of good quality independent retailer's, close to Beverley Arms Hotel and opposite St Marys Church, the offices provide a good frontage and presence within the Town's retail and business district.

DESCRIPTION

The property is accessed via a private car park on Wood Lane Mews, to the rear of the property. The accommodation has 4 large rooms, storage areas, kitchen and a shower.

ACCOMMODATION

Ground Floor	45.4 sq m (489 sq ft)
First Floor	132.3 sq m (1,327 sq ft)
Second Floor	71.8 sq m (773 sq ft)
Total	250.5 sq m (2,589 sq ft)

TERMS

The premises are available by way of a Full Repairing and Insuring lease at a guide rent of £20,000 per annum.

RATEABLE VALUE

The premises are described as 'Offices & Premises' with the following rateable Values:

Ground Floor	£3,600
First Floor	£7,000
Second Floor	£5,200

ENERGY PERFORMANCE RATING:

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 2TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7229**

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