

11 Ladygate,
Beverley, HU17 8BH

TO LET

Retail Unit

Ground Floor 16.3 sq m (175 sq ft)

First Floor 14.1 sq m (152 sq ft)

Close to Sow Hill Bus Station

Low cost accommodation with
full rate relief to qualifying
small business

New lease by negotiation

Guide Rent £6,500 p.a.



Scotts
01482 325634



11 Ladygate,
Beverley, HU17 8BH

TO LET



Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located in Beverley Town Centre adjacent to the bus station and in close proximity to Saturday Market.

The property is a traditional two storey brick built retail unit under a pitched clay tile clad roof providing ground and first floor accommodation.

ACCOMMODATION

The accommodation briefly comprises (measurements are approximate):

| | | |
|--------------|------------------|--------------------|
| Ground Floor | 16.3 sq m | (175 sq ft) |
| First Floor | 14.1 sq m | (152 sq ft) |
| Total | 30.4 sq m | (327 sq ft) |

SERVICES

Mains water and electricity are connected.

RATEABLE VALUE

The property is assessed at Rateable Value £3,400 (2023 Rating List). The Local Authority is East Riding of Yorkshire Council. Eligible occupiers may benefit from full rate relief under the Small Business Rates Scheme.

TERMS

The unit is available To Let by way of a new Full Repairing & Insuring lease at a guide rent of £6,500 per annum.

ENERGY PERFORMANCE RATING: E (125)

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

For further information and to view please 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

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.