

1 Butcher Row
Beverley, HU17 0AA

TO LET

Regular shaped shop adj. to Cooplands and Boots alongside a pedestrian access leading to a large surface level car park

Ground floor sales approx. 43.2 sq m (465 sq ft) with first floor ancillary accommodation of 26.3 sq m (284 sq ft)

Suitable for various uses inc. retail or cafe

Located in the heart of historic Beverley on a pedestrianised pitch

Available under the terms of a new commercial full repairing and insuring lease by negotiation

Guide Rent £16,000 p.a.exc.

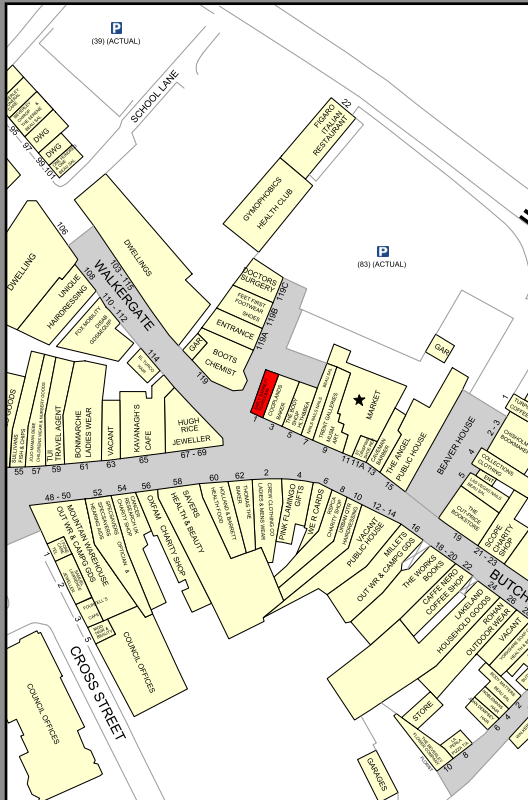


Scotts
01482 325634



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Not to Scale - For Identification Purposes Only

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www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is positioned on Butcher Row which with Toll Gavel forms the main pedestrianised shopping pitch in the historic market town of Beverley, East Yorkshire.

The property forms part of a terrace of three similar units built to two storey height of traditional brick construction under a pitched tile clad roof. The other two units in the terrace are let to Cooplands Bakers and The Body Shop. Various regional and national retailers are represented nearby – see goad plan. The property has a traditional timber shop front to a regular shaped sales area with stairs to the rear leading to first floor ancillary accommodation.

ACCOMMODATION

Ground Floor

Sales internal width 4.27 m (14 ft) x overall depth 10.78 m (35 sq ft)
Net sales area 43.2 sq m (465 sq ft)

First Floor

Staff/office/stores 26.3 sq m (284 sq ft)

Total Accommodation 69.5 sq m (749 sq ft)

RATES

We understand the property is described as “Shop and Premises” with a rateable value of £19,750 (Source VOA website).

DISPOSAL TERMS

The property is offered to let under the terms of a new commercial full repairing and insuring lease by negotiation.

Guide Rent £16,000 per annum exclusive.

ENERGY PERFORMANCE RATING: Awaiting Confirmation

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 Nick Coultish nick@scotts-property.co.uk 07739 590596 or Chris Mason chris@scotts-property.co.uk 07850 002496

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