

HIGH STREET PROPERTY / CLASS E
54 Saturday Market , Beverley HU17 8AA



Rent: £55,000 PA
Ground Floor Area
2,074 Sq ft / 193 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Mark Proudlove

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**ATTRACTIVE PERIOD BUILDING IN STRONG
MARKET PLACE LOCATION****Location:**

The premises are located fronting Saturday Market, in close proximity to pedestrianised Toll Gavel. The immediate area benefits from over 140 street car parking bays. Occupiers nearby include The Edinburgh Woollen Mill, LUXE by Hugh Rice Jewellers, Fat Face, White Stuff, Joules, Space:NK and Mint Velvet.

Accommodation:

Arranged over ground, first and second floors, the internal sales accommodation is fitted to an attractive and high quality standard, newly decorated throughout and benefiting from a new air conditioning system.

The rear ground sales area has restricted floor to ceiling height. Floor plans can be made available to consider further.

Demise:	Sq Ft	Sq M
Front Ground Floor Sales Area	735	68.3
Rear Ground Floor Sales	1339	124.4
Ground Floor Ancillary	763	70.9
First Floor Sales	1225	113.8
Second Floor Sales/ Ancillary	1370	127.3

Rent:

£55,000 per annum, subject to all other lease terms.

Tenure:

A new lease is available subject to a term of years to be agreed.

Business Rates:

The premises have a current Rateable Value assessment at £58,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - B

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2021

Subject to Contract

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