

HIGH STREET PROPERTY / CLASS E  
290 Grovehill Road, Beverley HU17 0JE



**Price: £175,000**  
**Ground Floor Area**  
820 Sq ft / 76 Sq M

**LET**

**Viewing Strictly through the sole selling agent.**

**Barker Proudlove**

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**RETAIL UNIT WITH VACANT POSSESSION****Location:**

The premises are on the south side of Grovehill Road a short distance from the roundabout junction with the A1174 Swinemoor Lane and less than one mile from Beverley town centre. The immediate surroundings are a densely populated residential area although this borders the industrial and business districts which lie on Beverley's eastern outskirts. On street parking is available immediately in front of the subject property.

The premises were most recently used as a Bookmaker on ground floor with the first floor currently inaccessible having been voided off. The first floor was previously a residential flat and could be refurbished for residential use subject to installing in a new staircase and obtaining any necessary consents. There is room to park two vehicles to the rear.

**Proposal:**

£175,000.

**Demise:**

Ground Floor

First Floor

**Sq Ft**

820

Not measured

**Sq M**

76.18

**Tenure:**

Freehold with vacant possession.

**Business Rates:**

The premises currently has a rateable value of £11,750.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

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

**VAT:**

The property is exempt from VAT.

**Date Prepared:**

October 2020

Subject to Contract

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