

HIGH STREET PROPERTY / CLASS E

39 Saturday Market Place, Beverley HU17 9AG



Rent: £80,500 PA

Ground Floor Area

1,752 Sq ft / 163 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

Nik McCarthy

Mob: 07960 960207

Email: nikm@barkerproudlove.co.uk

Location:

Beverley is a market and minster town in the East Riding of Yorkshire. Located approximated 8 miles north of Hull, the affluent market town is popular with tourists and visitors. Especially on horse racing dates hosted at Beverley race course.

The property is situated on Saturday Market opposite the Cornhill car park which has approximately 80 car parking spaces.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,752	162.77
First Floor	852	79.15

Rent:

£80,500 per annum

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires 28th September 2025. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £55,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

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:

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

Date Prepared:

February 2022

Subject to Contract

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Beverly



Experian Goad Plan Created: 29/11/2021

30 metres

