

BEVERLEY • 59 SATURDAY MARKET • HU17 8AQ



CHARACTER RETAIL PREMISES TO LET IN AFFLUENT MARKET TOWN

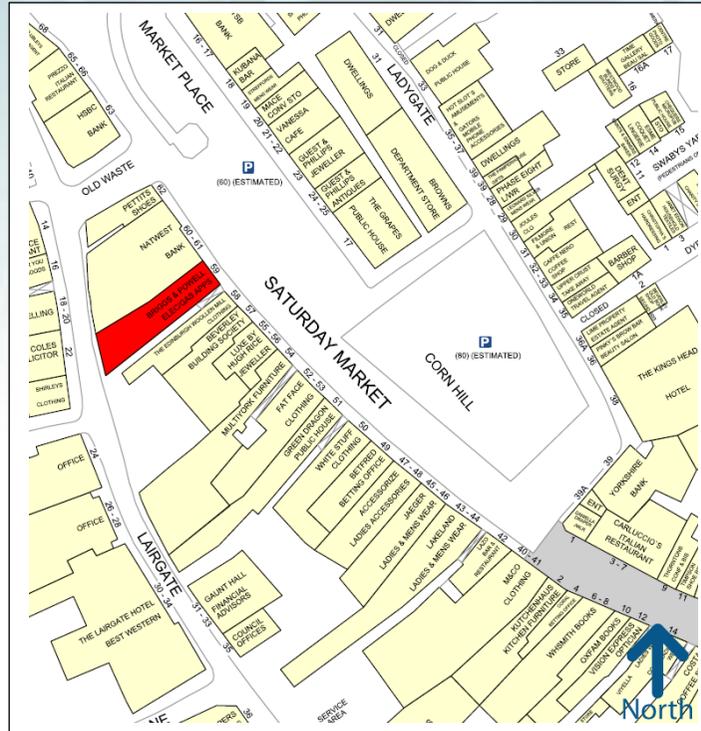
LOCATION

Beverley is an attractive and vibrant market town situated approximately 10 miles north of Hull and 20 miles east of York. The town has a resident population of 30,000 which is to be enhanced with significant residential development and further draws from the affluent North Yorkshire catchment.

The property is situated in Saturday Market, a traditional cobbled market square with character buildings used for a mix of A1/A2 retail and A3 leisure uses.

Occupiers in the immediate vicinity include Fat Face, White Stuff, Edinburgh Woollen Mill, Multiyork, Accessorize, Lakeland, Joules, Carluccio's, Prezzo and Caffè Nero.

The property is Grade II Listed and will be stripped back to shell FRI condition on handover.



RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £66,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any transitional relief which may be applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

TERMS

The unit is available by way of new full repairing and insuring lease at a commencing rent of £85,000 per annum exclusive.

ACCOMODATION

The property is arranged over ground, first and second floors and will provide the following approximate net internal areas:

Ground Fl. Sales	2,250 sq ft (209.0 sq m)
Ground Fl. Storage	330 sq ft (30.6 sq m)
First Floor	2,120 sq ft (196.7 sq m)
Second Floor	810 sq ft (75.2 sq m)

VIEWING

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000 or email david@rj-ltd.co.uk

SUBJECT TO CONTRACT

