

TO LET

BUTCHER ROW

BEAVER HOUSE, BEVERLEY, EAST RIDING OF
YORKSHIRE, HU17 0AA



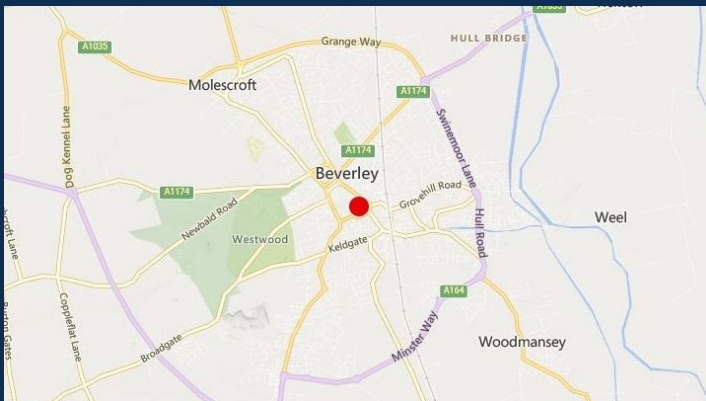
Rent - £18,000 - £35,000 per annum

RETAIL

631 - 1,782 sq.ft. (58.62 - 165.55 sq.m.)

Property Features

- Located in the Historic Town Centre of Beverley.
- Close proximity to all major retailers including M&S and pay and display parking.
- Situated in a high footfall area of the high street.
- The property benefits from Class E use which is suitable for retail, office, financial services, medical, café & restaurant.
- The property is available as separate units or can be taken as a whole



Enquiries

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Location

The property is located in the heart of Beverley Town Centre with easy access to all Town Centre amenities via Butcher Row leading to Toll Gavel, Saturday Market and Wednesday Market. The surrounding area comprises of a mix of local and national retailers. The property is located fronting Butcher Row, Beverley, with the accommodation being adjacent to the local Pay & Display car park and the car park to the M&S food retail store.

Description

The property comprises a self-contained ground floor unit which has been made up of 3 units currently combined into one. The premises are fitted to a good specification, with suspended ceilings and wood laminate flooring, as well as all boasting large high street facing windows.

We understand each unit has access to one car parking space at the rear of the property.

The property is suitable for any Class E use, which enables the building to be utilised for retail, office, financial services, medical or café & restaurant.

Accommodation

	sq.ft.	sq.m.
Unit 2 / 3	1,151	106.93
Unit 4	631	58.62

Service Charge

There is no service charge implemented on this property.

EPC Rating

Unit 2/3 - Currently has a rating of a B
Unit 4 - Currently has a rating of a C

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates - 2023/24

RATEABLE VALUE	RATES PAYABLE
£41,500	

Current Business rates for Units 2-4 as a whole, subject to re-assessment

Terms

The lease is on full and repairing insuring terms via service charge the units area available as a whole or could be separated.
Units 2 & 3 £35,000 per annum
Unit 4 £18,000 per annum.
Whole £53,000 per annum.



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