



To Let

Benningholme Lane, Skirlaugh HU11 5EA

- First floor office premises.
- Suites available from 76 sq. ft to 480 sq. ft.
- Situated within Skirlaugh Village Hall with on site parking.
- Available on flexible terms on an all-inclusive basis.

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Location & Situation

The property is located along Benningholme Lane in the village of Skirlaugh approximately 8.5 miles north east of Hull city centre and 9.5 miles east of Beverley. The surrounding area comprises of predominantly residential with a convenience store and local pub situated close by.

Description

The property comprises of four individual office suites situated upon the first floor above Skirlaugh Village Hall. All suites have the potential to be let as a whole or to separate individuals and businesses. The property has W/c and kitchen facilities located upon the ground floor that is used in common with the village hall.

Additionally the property has secured gated parking at the rear as well as parking at the front. The suites are ideal for start up businesses or those seeking to relocate from working from home and needing flexible terms as part of growth plans. Electricity, gas and water rates are included within the monthly rental figures and each suite is offered by way of a licence to occupy.

EPC

Further details available upon request.

Services

We understand electricity, water and drainage are connected and included in the rent.

VAT

We understand VAT is not payable at the prevailing rate.

Planning

We understand the first floor benefits from use class E.

Accommodation

The four suites range from approximately 76 sq. ft (7.09 sq. m) to 155 sq. ft (14.43 sq. m). The total available space is approximately 480 sq. ft (44.61 sq. m)

Business Rates/Council Tax

We understand the entire property has a rateable value of £6,700.

Legal Costs

The ingoing occupier will contribute £250 plus VAT towards the preparation of the licence agreement.

Price/Terms

Each suite is available on all inclusive terms by way of a licence to occupy at the following rates:

Front right suite - £2,700 per annum
Front left suite- £2,750 per annum
Rear right suite- £1,950 per annum
Rear left suite- £2,250 per annum

Viewings strictly by appointment through us as sole letting agents.

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