



To Let

9 Flemingate, Beverley HU17 0NP

- Self-contained office premises.
- Suitable for retail purposes.
- Within walking distance of Beverley Town Centre.
- Available on brand new terms by way of sub-let.

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Location & Situation

The property is located within the historic market town of Beverley in East Yorkshire. The immediate area contains a mixture of businesses and residential and is within short walking distance of the town centre amenities.

The property is situated on Flemingate within close proximity to Beverley Minster and Flemingate Shopping Centre.

Description

The property comprises of a two storey self-contained office premises. The ground floor provides a double-fronted room overlooking Flemingate and a larger room at the rear leading towards a modern fitted kitchen and W/c at the rear.

The first floor contains four generous sized rooms to provide additional office space or ancillary storage if required with the benefit of an additional W/c upon the first floor. The property is suitable for a variety of both office and retail uses.

Accommodation

The accommodation comprises of the following areas:

Ground floor - 569 sq.ft (52.82 sq.m)
First floor - 543 sq.ft. (50.47 sq.m)

Total: 1,112 sq.ft. (103.29 sq.m)

Planning

We understand the property benefit from use class E.

Business Rates

We understand the rateable is £5,600.

Interested parties are advised to check the accuracy of the above figure by contacting East Riding of Yorkshire Council.

Services

We understand water, gas, electricity and drainage are connected to the premises.

EPC

We are advised the property has an EPC rating of C

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs.

Price/Terms

The property is available by way of sub-let on brand new terms at a rent of £18,500 per annum exclusive.

Viewings strictly via appointment through us as sole letting agents.

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