

# TO LET

Suitable for Restaurant Bar  
Café or Retail Uses

65-66 Saturday Market

Beverley

HU17 8AJ

Popular Market Town

Total 4,228 sq ft gja

over 4 floors

Ground & First Floor Bars &  
Eating Areas



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# Procters

Commercial



## LOCATION

The affluent and historic East Yorkshire town of Beverley lies some 30 miles to the east of York with estimated population of 30,927 (2021 census) swelled by numerous visitors to attractions such as the Minster and Beverley Racecourse.

## DESCRIPTION

The premises are currently laid out as a bar/restaurant with trading on ground and first floors and ancillary space at second and basement floors.

## SITUATION

The property is located fronting the Saturday Market Place in the heart of the town centre. Occupiers nearby include: Joules, Fat Face, White Stuff, Mint Velvet, Mowgli Street Food etc.

## RATEABLE VALUE

The current rateable value of the property is £42,750 pa.

## EPC

The property has a rating of B40 expiring in 2034.



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PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition.

## ACCOMMODATION

The property provides the following gross internal floor areas. (These measurements are from plan and are subject to confirmation on site.)

Floor	Sq M	Sq Ft
Ground	143.55	1,544
First	143.55	1,544
Second	39.82	428
Basement	66.08	711
Total	393 sq m	4,228 sq ft

## TERMS

The property is to let at an asking rent of £60,000 per annum ex VAT and Rates. Lease terms are available on request.

## LEGAL COSTS

Each party will be responsible for their own costs incurred in any transaction.

## SERVICES

We understand that all usual mains services are available and connected.

## ANTI MONEY LAUNDERING

Tenants will be required to provide the usual necessary information for AML purposes.

## FURTHER INFORMATION

Viewing is strictly by appointment.

For further information and to arrange a viewing please contact :

Nick Procter

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**SUBJECT TO CONTRACT**



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