

**Topham
Larard**

COMMERCIAL

**Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents**

TO LET

**Large Retail Premises
In
Busy Central Location**



**13 North Bar Within
Beverley
HU17 8AP**

Topham Larard Commercial

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Beverley East Yorkshire HU17 9BE

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Topham Larard Commercial is a trading name of Larards Commercial Ltd
Co Reg No 4687902 England



Location

The property is located in a central retailing position in the Market Town of Beverley, East Yorkshire. Beverley has a population of circa 30,000 and is located approximately eight miles north of Hull and twenty seven miles south east of York. Beverley is a popular Market Town having markets on Wednesdays and Saturdays and attracts many day and short break visitors throughout the year. The central area comprises many high quality occupiers including Mint Velvet, Sweaty Betty, Jigsaw, White Stuff, Fatface, Seasalt, The White Company, WH Smith, Boots and many others together with various restaurants and cafes including Costa, Café Nero, and Carluccios. The subject premises are adjacent to Barbour, in an area which benefits from many independent mens and ladies boutique style retailers. Beverley has the accolade of being voted as one of the best places to live in the Country offering a blend of rich history and vibrant culture.

Description

The property comprises a large retail unit with double display window to the front and centrally located entrance door. The ground floor is mainly open plan however an area to the rear has been divided off to create a fully equipped kitchen. Adjacent to this are client wc's plus a separate staff wc. A staircase from the retail area leads to the first floor which has windows to the front and side elevation and is open plan with a stained wooden floor and to the rear there is a small office/store. The premises also benefit from two rear car parking spaces accessed from Wood Lane.

An additional property is located to the rear which has been a photographic studio that could be available by separate negotiation.

Accommodation

Ground Floor

Retail Area	75.90 sq m	(817 sq ft)
Kitchen	20.81 sq m	(224 sq ft)
Lobby	6.36 sq m	(68 sq ft)
WC	-	-
First Floor	61.69 sq m	(664 sq ft)
Attic	57.69 sq m	(621 sq ft)

Business Rates

Our enquiries show the premises have a rateable value as follows:-

Shop + Premises Rateable Value £20,500

Terms

The premises are offered on a new lease for a term of six years subject to effective full repairing and insuring terms at a rent of **£26,000 per annum** payable monthly in advance and exclusive of all outgoings. A tenants break clause at the anniversary of the third year will be considered.

Energy Performance Certificate

The premises have an Energy Performance Certificate as follows:-
Rating of C61 Expiry 21/10/33

Fixtures and Fittings

The premises have most recently been utilised as a café and some fixtures and fittings could be made available by separate negotiation.

Viewings

Strictly by appointment with the sole Agent:

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley

HU17 9BE

Tel: 01482 650000



Retail Area



Retail Area



Kitchen

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