



To Let

6 Wednesday Market, Beverley HU17 0DG

- First floor office premises.
- Situated in highly prominent position.
- Can be let as whole or as two suites.
- Available on brand new lease terms.

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Location & Situation

The property is located within the historic market town of Beverley in East Yorkshire. The immediate area contains various local independent and national retailers including M&S as well as restaurateurs and office occupiers situated within the Wednesday Market area and residential accommodation within the locality.

The property is situated on Wednesday Market within the town centre and benefits from good frontage and visibility. Wednesday Market as its name suggests, provides a weekly market for local traders and produce and Wednesday Market's history dates back for centuries.

Description

The property comprises a first floor office that has been extensively modernised whilst retaining the character of the building.

The first floor is suitable for a variety of users seeking office premises within the heart of Beverley. The entire floor can be let as a whole or two separate tenancies subject to further negotiation.

The office space is an ideal opportunity for those businesses and individuals working from home and/or seeking to distinguish from home and work premises.

Accommodation

The first floor accommodation comprises a total of 614 sq. ft (57.06 sq. m)

Planning

We understand the property benefits from use class E.

Services

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

Council Tax

The entire property is currently assessed as a whole and therefore a re-assessment will be required.

EPC

We understand the property is listed and therefore is exempt from EPC requirements.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We understand VAT is not payable at the prevailing rate.

Price/Terms

The first floor is available on brand new lease terms at £8,500 per annum exclusive.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

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