



For Sale/To Let

36/36A Becksde, Beverley HU17 0PD

- Bar & holiday let premises.
- Of interest to investors.
- Within walking distance of Beverley Town Centre.
- Rear land development potential STP.

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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 in close proximity to the town centre amenities.

The property is situated on Becksid within a short walking distance of Flemingate Shopping Centre and Beverley Minster..

Description

The property comprises of a large ground floor bar/leisure premises that has until recently been operating as House of Bevs "Hobs" cocktail bar. The ground floor also has direct access to a rear yard area which provides additional outdoor seating.

The first floor provides a self-contained two bedroom apartment which has direct access from Becksid. The apartment has for a number of years been utilised as a holiday let and has been generating a gross income of £12,000 per annum. The apartment can continue to be operated as a holiday let or offered to a private tenant. The combined income once fully let we estimate to be approximately £25,500 per annum.

At the rear, the property has land circa 0.06ac (0.02ha) or thereabouts that could potentially be developed subject to planning

Accommodation

The accommodation comprises of the following areas:

Ground floor bar - 1,394 sq. ft (129.49 sq.m)
First floor holiday let - 671 sq. ft. (62.24 sq.m)

Total: 2,065 sq.ft. (191.73 sq.m)

Planning

We understand the ground floor has use class Sui Generis and the first floor use class C3.

Business Rates

We are advised the rateable is £8,100.

Services

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

EPC

We understand the property is Grade II listed and the first floor has an EPC rating of E.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with the sale. The ingoing tenant will be responsible for landlord's legal fees for preparing the new lease.

Price/Terms

The freehold interest is available at offers in the region of £340,000. The ground floor is currently available to let on brand new lease terms at £13,500 per annum exclusive.

Viewings strictly via appointment through us as sole agents.

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