Topham Larard

COMMERCIAL

Chartered Surveyors, Valuers,
Commercial Property Consultants
and Management Agents

FOR SALE
Office/Retail Premises

9 Landress Lane
Beverley
HU17 8HA

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

RICS
Regulated by RICS

Location

The property is located fronting Landress Lane in a central location in the Market Town of Beverley. Beverley has a population of circa 30,000 and is located approximately eight miles north of Hull and thirty miles south east of York. The central area benefits from many national retailers interspersed with local traders, cafés, restaurants and public houses. The Town also has markets on Saturdays and Wednesday. Landress Lane lies between Toll Gavel and Lairgate and has a mix of uses including offices, a retail unit and residential houses. Landress Lane is pedestrianised between 10.00 a.m. and 4.00 p.m. daily other than Sundays.

Description

The premises comprises a mid terraced three storey property with a window and entrance door to the front. The ground floor is mainly open plan providing treatment and reception facilities however an area to the rear has been divided off to create an additional treatment room which has French doors to the garden. Further beyond this is a kitchen and wc. The first floor provides two further treatment rooms and the second floor a treatment room and a bathroom. The property benefits from gas fired central heating to radiators and double glazed windows the majority of which being hardwood which have recently been installed. The premises externally lie fronting Landress Lane and to the rear have a garden area which is mainly paved.

Accommodation

Ground Floor		
Reception/Front Area	14.40 sq m	(155 sq ft)
Treatment Room	5.57 sq m	(60 sq ft)
Kitchen	4.65 sq m	(50 sq ft)
WC	-	-
First Floor		
Front Room	13.10 sq m	(141 sq ft)
Rear Room	8.73 sq m	(94 sq ft)
Second Floor		
Front Room	9.29 sq m	(100 sq ft)
Bathroom	5.30 sq m	(57 sq ft)

Tenure

The premises are offered freehold with vacant possession provided on completion.

Business Rates
Our enquiries indicate the premises are listed as follows:-
Beauty Salon and Premises RV £3,900
This property will qualify for small business rates relief.

Use
The premises for many years have been utilised as a beauty salon which would fall under an Employment (E) Planning use which covers various uses including offices, professional services and retail. The premises could be suitable for residential conversion however this would be subject to planning consent.

Energy Performance Certificate
The premises have an EPC as follows:-
Rating D90 Expiry 02/02/31

Fixtures and Fittings
Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

VAT
The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

Price
The premises are offered at **£200,000 ono** with vacant possession provided on completion.

Viewings
Strictly by appointment with the sole Agent
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4A Lord Roberts Road
Beverley
HU17 9BE

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