

**Topham  
Larard**

**COMMERCIAL**

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

**FOR SALE/TO LET**

**Retail Premises**



**2 Saturday Market  
Beverley  
HU17 8BB**

**Topham Larard Commercial**

The Old Hayloft 4A Lord Roberts Road  
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 premises are located fronting Saturday Market in a central location in the Market Town of Beverley. Beverley has a population of circa 30,000 and is situated approximately eight miles north of Hull and thirty miles east of York. Beverley benefits from many day visitors from a much wider catchment as well as weekend visitors. Saturday Market forms part of the main prime retail area of the Town Centre and includes many national quality occupiers including Jo Malone, Sweaty Betty, Jigsaw, Fat Face, White Stuff, Carluccio's, Seasalt, The White Company, Oliver Boanas, WH Smith, Boots, Joules plus many high street banks, two Café Nero's, Costa Coffee, Browns Department Store plus various other cafés, restaurants and public houses. Every Saturday in Saturday Market is a well attended market with Artisan food and products. Beverley benefits from a mainline railway station which has direct links through to London Kings Cross and also a racecourse which increases the visitor numbers throughout the year. Saturday Market provides car parking and the premises are also very close to the Sow Hill Bus Station and there are Local Authority car parks throughout the Town

### **Description**

The premises comprise a three storey period property with ground floor display window and an adjacent entrance door into a ground floor retail area which is L shaped. The property has retained many of its original features having an inglenook fireplace to the rear a wood beam ceiling and an old style cooking range. A staircase leads to the upper parts where there are various rooms over first and second floors having in the past been used as residential accommodation but more recently utilised for storage and work space. The premises have a landmark clock to their second floor elevation and stand at the head of Saturday Market with amazing views across the Market Cross and beyond.

Externally the premises benefit from a small external courtyard.

### **Accommodation**

#### **Ground Floor**

Retail Area 45.52 sq m (490 sq ft)

**First Floor** 43.11 sq m (464 sq ft)

**Second floor** 40.88 sq m (440 sq ft)

### **Business Rates**

Our enquiries indicate the premises are listed as follows:-

Shop and Premises Rateable Value £10,750

The premises therefore qualify for small business rates relief and a qualifying occupier would therefore be exempt from the payment of business rates. Interested parties are advised to contact East Riding of Yorkshire Council Business Rates Department to establish whether they qualify for small business rates relief.

**Lease**

The premises as a whole are available by way of a new lease for a preferred term of six years at **£20,000 per annum** subject to effective FRI terms.

**Use**

The premises have been utilised for approximately one hundred and twenty five years as a Jewellers with living accommodation, workshop and workspace above. We therefore believe the premises would be suitable for Employment Uses particularly retail, professional services, café, etc. Interested parties are advised to liaise with East Riding of Yorkshire Council regarding their proposed use.

**EPC**

The premises have an EPC Rating of C64 expiring 29/08/33.

**Fixtures and Fittings**

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

**VAT**

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

**Tenure/Price**

Offers are sought in the region of **£285,000** for the freehold interest in this property with vacant possession provided on completion.

**Viewings**

Strictly by appointment with the sole Agent:

**Topham Larard Commercial**

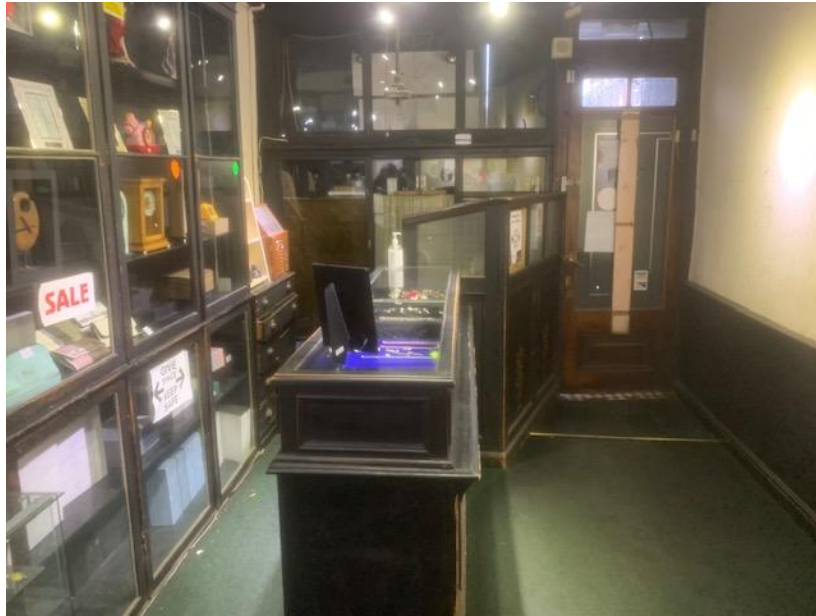
**The Old Hayloft**

**4A Lord Roberts Road**

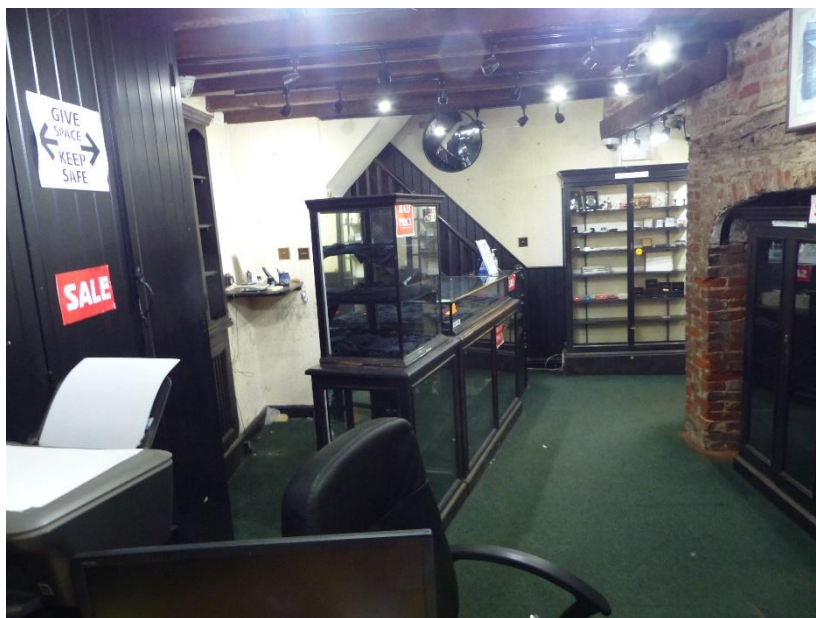
**Beverley**

**HU17 9BE**

**Tel 01482 650000**



Retail Area



Retail Area



Feature Fireplace



View from Upper Floors

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