

5 Butcher Row,  
Beverley, HU17 0AA

# TO LET

Ground floor sales  
c.30.7 sq m (330 sq ft)

First floor office / store / staff  
c.21.0 sq m (227 sq ft)

Rear access/yard

Traditional shop front with internal  
frontage width 4.2 m (13' 9")

Pedestrianised pitch close to many  
regional and national multiples

Available immediately on a new lease

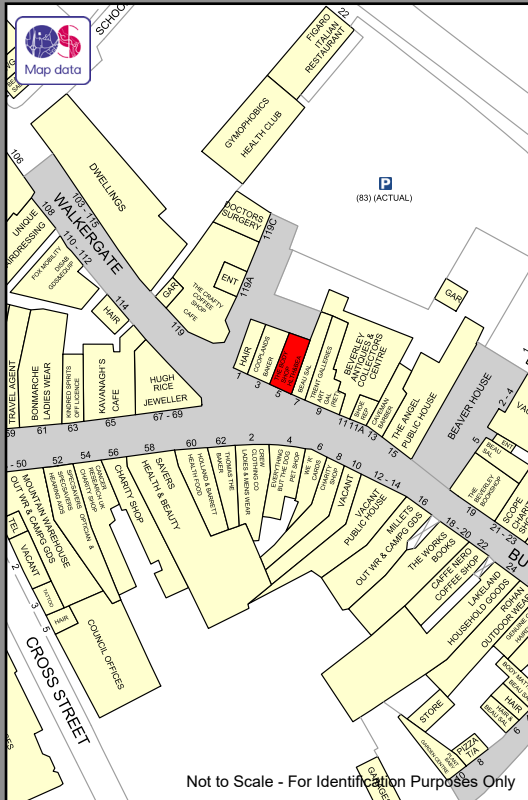
Rent £20,000 p.a.exc

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION / DESCRIPTION

Beverley is a vibrant and expanding market town situated approximately 10 miles to the north of Hull city centre with a population of over 30,000. Beverley has a good mix of retail, leisure and food & drink establishments.

The subject property is positioned on the main pedestrian route of Toll Gavel/Butcher Row which links Wednesday Market to the south with Saturday Market to the north. There is a surfaced level car park to the rear. Occupants nearby include M&S Simply Food, Millets, Crew Clothing, Hugh Rice jewellers and Holland & Barrett to name a few of the many multiple operators located in the town centre.

The mid-terrace property is of traditional brick construction built to two-storey height under a pitched tile clad roof with the benefit of a traditional timber shop front with central entrance to the ground floor sales area. There is a shared yard area and access to the rear.

## ACCOMMODATION

Ground floor sales - internal frontage width	4.2 m (13' 9") which tapers towards the rear.
Sales Area	c.30.7 sq m (330 sq ft)
Small Lobby to rear yard	- -
First Floor Office/Staff/Storage Area	c.21.0 sq m (227 sq ft)

## RATEABLE VALUE

With reference to the 2023 Rating List, the property is described as 'Shop & Premises' at £13,750 RV. This offers partial rate relief to a qualifying small business under current provisions.

## LEASE TERMS

The property is available To Let on a typical commercial full repairing and insuring lease at a rent of £20,000 per annum exc for a length of term to be agreed. The property is available immediately.

## LEGAL COSTS

The ingoing Tenant is responsible for its own legal costs, together with any Stamp Duty Land Tax if payable and is responsible for the landlord's legal costs incurred in the preparation and agreement of the lease document.

**ENERGY PERFORMANCE RATING:** Awaiting Confirmation

## FURTHER INFORMATION AND TO VIEW

Contact Chris Mason [chris@scotts-property.co.uk](mailto:chris@scotts-property.co.uk) 07850 002496

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimby** 12 Town Hall Street, DN31 1HN **CS.7126**

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