

83 Flemingate,  
Beverley, HU17 0NZ

# FOR SALE

Shop with 3 bedroom living accommodation and car parking

Sales 32.0 sq m (345 sq ft),  
rear store 8.2 sq m (88 sq ft)

Ground floor kitchen/living area  
with 3 bedrooms & bathroom -  
Total 90.0 sq m (968 sq ft) GIA

Rear garden/yard, garage and  
parking area

Full rate relief to a qualifying  
small business

Ideal for owner occupier to combine  
business and living space

**Guide Price £199,500**

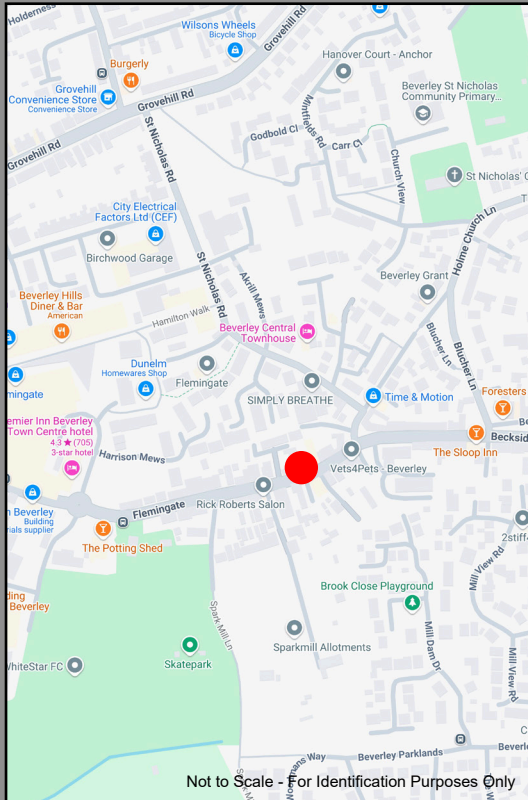
**Scotts**  
01482 325634





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www.scotts-property.co.uk

## LOCATION/DESCRIPTION

The property is positioned on the north side of Flemingate, forming part of a main arterial route into the town from the south-east via the A164 and A1174. The property forms part of a mixed residential and commercial location with high density housing interspersed by a number of commercial operations including hair salon, bed shop, Vets4Pets and several public houses.

The mid-terrace property, of traditional brick construction, is built to two-storey height plus attic accommodation with single-storey projections to the rear together with a yard/garden area, detached garage and additional hardstanding for car parking, accessed off Holme Church Lane via West Terrace which also serves neighbouring premises.

The property provides ground floor retail accommodation with a kitchen/living area, WC and store beyond. Internal stairs provide access to the first floor comprising 2 bedrooms and bathroom/WC with an additional bedroom to the attic.

The accommodation is considered ideally suited to general retail, professional services or health & beauty related uses.

## ACCOMMODATION

Main Sales Area	32.0 sq m	(345 sq ft)
Rear Store	8.2 sq m	(88 sq ft)
Ground Floor Kitchen/Living Room	31.0 sq m	(334 sq ft)
First floor – landing, 2 bedrooms & bathroom	33.8 sq m	(364 sq ft)
Attic Bedroom	17.0 sq m	(183 sq ft)
<b>Total Accommodation</b>	<b>c. 122.0 sq m</b>	<b>(1,314 sq ft)</b>

Outside - Garden/yard area & garage with hardstanding to accommodate several cars

## COUNCIL TAX

The premises are within Council Tax band 'B'. A former rating assessment £6,300 RV is deleted but expectation is that any business rate assessment will offer full rate relief to a qualifying small business.

## DISPOSAL TERMS

The property is offered For Sale with full vacant possession at a guide price of £199,500.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser responsible for any Stamp Duty Land Tax that may be payable.

**ENERGY PERFORMANCE RATING: 'E' (107)**

## 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.7161**

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