

Office Suite, Zone E, The Hall,  
Lairgate, Beverley, HU17 8HN

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# TO LET

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First Floor Office Suite

Extends to  
290 sq m (3,127 sq ft)

Set in a landscaped  
environment

Easy walking distance of  
the town centre

10 onsite car parking spaces

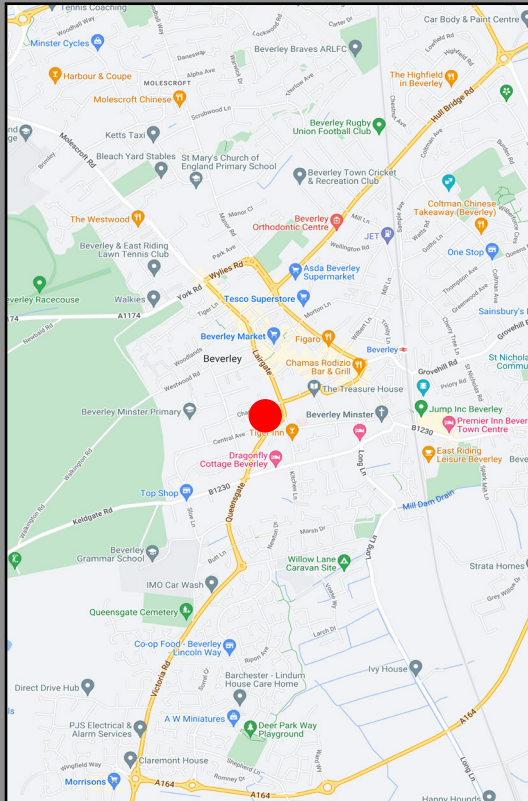
Rent £47,000 p.a.exc.

**Scotts**  
01482 325634



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www.scotts-property.co.uk

## LOCATION

Beverley is a market town in East Riding of Yorkshire with population of c. 35,000 (2021 census). The offices are situated in Lairgate, Beverley being one of East Yorkshires most elegant market towns characterised by its wealth of classical Georgian architecture and the magnificent splendour of its famous Minster. The town also offers superb shopping and leisure facilities. Beverley lies c.10 miles north of Hull city centre and is the principal market town within East Yorkshire. The town centre is substantially pedestrianized and well represented by a large range of regional and national retailers.

The majority of the town centre is within a Conservation Area with noted landmarks including Beverley Minster and St Mary's Church.

## DESCRIPTION

The office occupies one of the most prestige and strategic locations in Beverley. The office suite is accessed via Champney Road via its own entrance. The suite comprises an open plan office in the main building benefitting from a WC.

## ACCOMMODATION

Office Suite      290 sq m      (3,127 sq ft)

## RATEABLE VALUE

The property is described as 'Office & Premises' and requires reassessment for rating purposes.

## RENT

The property is available at a guide rent of £47,000 per annum exclusive

## DISPOSAL/LEASE TERMS

To Let for a term of years to be agreed on a full repairing and insuring basis. The lease will incorporate a service charge, contributing to the repair and maintenance of common areas of the estate and communal services.

## 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:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Contact Tim Powell [tim@scotts-property.co.uk](mailto:tim@scotts-property.co.uk) 07801 515165

**Offices:** Hull 66 - 68 Humber Street, HU1 1TU    **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL    **Grimby** 12 Town Hall Street, DN31 1HN    **CS.5179**

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