

Ground Floor 21 North Bar Within,
Beverley, HU17 8DB

TO LET

Spacious, well presented retail unit in
the Georgian Quarter

Ground floor sales 65 sq m (700 sq ft)

Usable basement 60 sq m (645 sq ft)

Frontage internal width 4.14m (13' 4")

Rear kitchen and WC facilities

The property has previously traded as
a café / restaurant and would suit a
wide range of operations subject to
any necessary consents

Guide Rent £25,000 p.a.exc

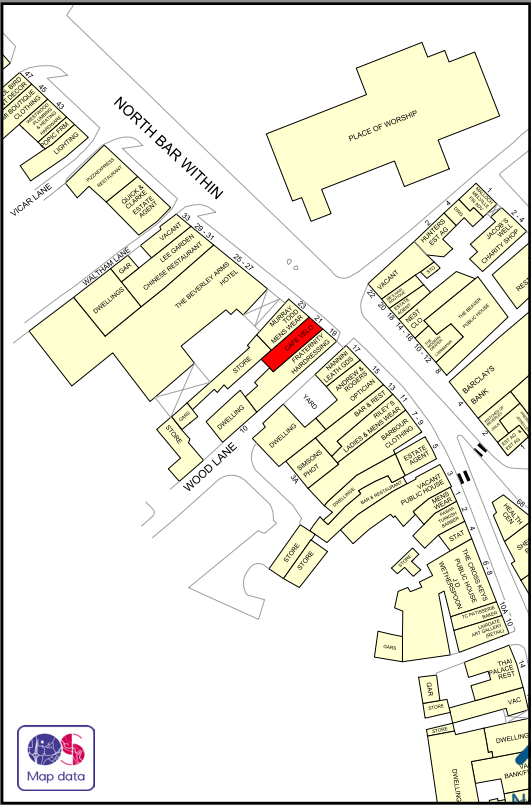


Scotts
01482 325634



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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. The town has a population of approximately 30,000 with significant residential development undertaken in recent years and ongoing. Beverley has a good mix of retail, leisure and food & drink establishments.

The ground floor retail premises benefit from an attractive traditional style timber shop front with recessed central entrance situated on the west side of the attractive North Bar Within. North Bar Within benefits from cobbled parking to either side of the road and links Saturday Market to the historic North Bar itself.

The accommodation provides largely open-plan accommodation offering good dimensions and well-presented amenities benefiting from full height display windows in an attractive front.

ACCOMMODATION

Basement	60 sq m	(645 sq ft)
Ground Floor	65 sq m	(700 sq ft)
Kitchen	16 sq m	(172 sq ft)
WCs	-	-
Stores	3.61 sq m	(38.8 sq ft)

RATEABLE VALUE

The premises are in the Rating List as 'Café & Premises' with a Rateable Value of £18,750 under the 2026 Rating List.

LEASE TERMS

The property is available To Let under typical commercial lease terms at an initial rent of £25,000 per annum exc.

LEGAL COSTS

The ingoing party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable together with reimbursement of the landlords legal costs in connection with the preparation, negotiation and agreement of the lease document.

ENERGY PERFORMANCE RATING: C

FURTHER INFORMATION AND TO VIEW

Contact Contact Tim Powell tim@scotts-property.co.uk 07801 515165.

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