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

TO LET

Ground Floor Office Suite

Extends to
307.8 sq m (3,314 sq ft)

Set in a landscaped environment

Easy walking distance of the town centre

11 onsite car parking spaces

Rent £50,000 p.a.exc.

Scotts
01482 325634



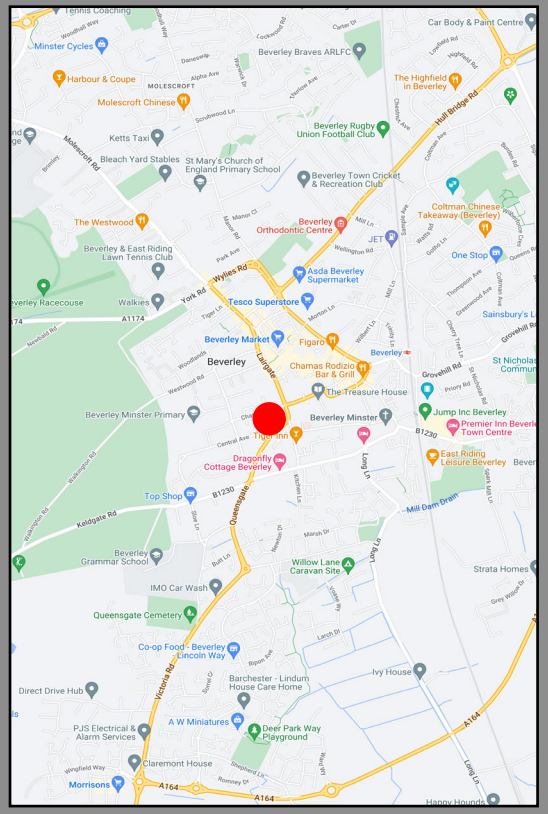






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www.scotts-property.co.uk

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 splendor 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 pedestrianised 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 benefiting from a WC. The offices are available in 2027.

ACCOMMODATION

Office Suite	307.8 sq m	(3,314 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 £50,000 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 07801 515165 ro Rose Cardwell rose@scotts-property.co.uk 07739 590596

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

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