Second & Third Floor Offices
37 North Bar Within, Beverley, HU17 8DB

TO LET

Upper floor offices of
166 sq m (1,784 sq ft)

Located above Pizza Express

Refurbished to a high standard

Comprises a number of individual offices, large open plan meeting room and kitchen

2/4 car parking spaces to the rear of the premises off Vicar Lane

Available on a new lease

Available as a whole or on a floor by floor basis

Scotts
01482 325634



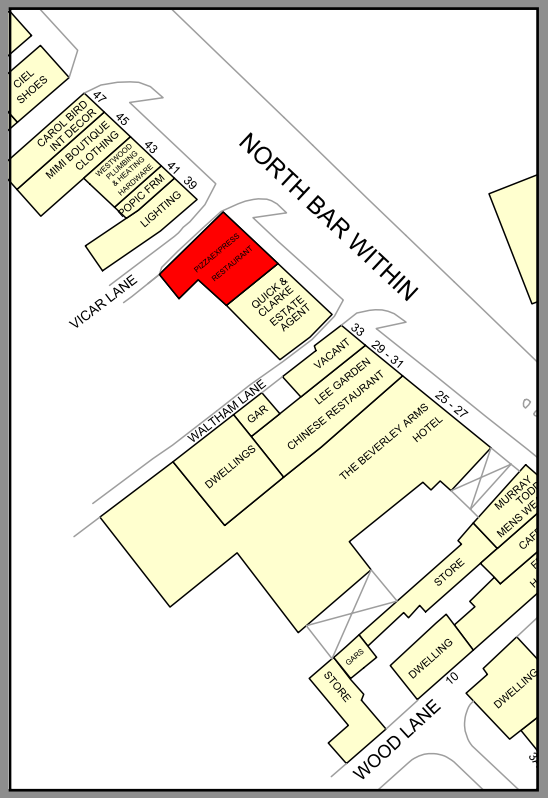






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01482 325634
www.scotts-property.co.uk

LOCATION

The offices are located on the south side of North Bar Within midway between Saturday Market and North Bar in the centre of Beverley. The offices are situated above Pizza Express providing good frontage and presence within the Town's retail business district.

DESCRIPTION

The property is accessed via a dedicated side doorway off Vicar Lane which leads to a hallway and stairs to access the offices. The offices are currently split into a number of separate offices with a large meeting room on the third floor. In addition to this there is a dedicated kitchen and ladies and gents WC's.

The premises have the benefit of being fully carpeted and being newly decorated throughout with wall mounted radiators providing heating to the accommodation.

ACCOMMODATION

Second Floor	80 sq m	(861 sq ft)
Third Floor	81 sq m	(874 sq ft)
Outside	2/4 car parking spaces (if double parked)	

DISPOSAL TERMS

2nd Floor	£10,000 p.a excl
3rd floor	£8,000 p.a excl
2nd & 3rd floor	£15,000 p.a. excl

The premises are available by way of a full new Repairing and Insuring lease for a term to be negotiated.

RATEABLE VALUE

The second and third floors are described as 'Offices & Premises' with a Rateable Value of £8,500 (2023 Rating List).

ENERGY PERFORMANCE RATING: E (113)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

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

Offices: **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN **CS.7008**

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