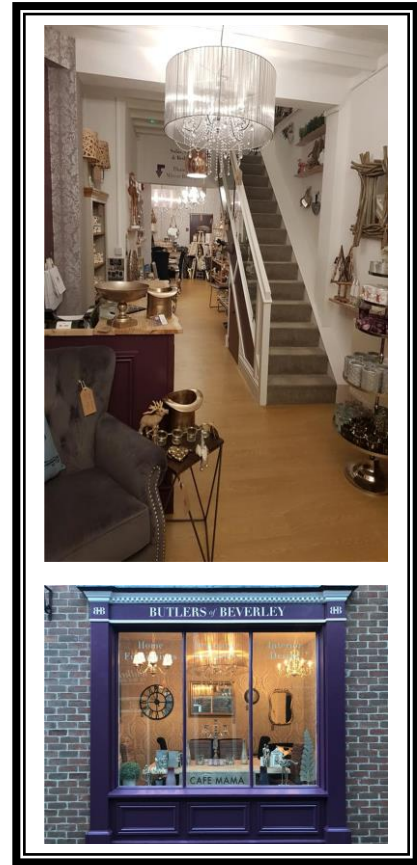


**34 BUTCHER ROW  
BEVERLEY  
HU17 0AB**



**SUPERB RETAIL UNIT OPPOSITE M&S**

- Beverley is an affluent Market Town within the heart of East Yorkshire.
- Many national occupiers are represented including Jo Malone, Jack Wills, The White Stuff, Laura Ashley, Phase Eight together with local traders.
- Benefits from a high footfall.
- Don't miss this opportunity.



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# 34 BUTCHER ROW BEVERLEY HU17 0AB



## WHERE IS IT?

- Beverley is an extremely attractive Market Town which offers a blend of both modern and historic settings. Both Wednesday Market and Saturday Market are linked by Toll Gavel and Butcher Row. Many national and local retailers are represented in Beverley including M&S, Dorothy Perkins, WH Smith together with many major Banks and Building Societies. Butcher Row has benefitted from an encouraging upturn in retail over the last few years and demand for retail premises in the area remains consistently high.

## WHAT IS IT?

- 34 Butcher Row is located in an excellent retailing position opposite M&S. The premises consist of a ground floor sales area together with upper floor sales and storage, together with staff WC facilities to the first and second floors.
- The property has recently been renovated and refurbished to an exceptionally high standard and is ready for immediate occupation.
- The property would be suitable for many uses subject to the necessary Planning Consents.

## HOW BIG IS IT?

- The accommodation provides the following. All areas are approximate and will need verifying:-

Ground Floor	38.9 sq m	419 sq ft
First Floor	31.7 sq m	341 sq ft
Second Floor	24.3 sq m	261 sq ft

## HOW MUCH ARE THE RATES?

- The Tenants will be responsible for the payment of rates. Verbal enquiries with the Local Authority reveal that the property currently has a Rateable Value of £18,000.
- Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and also to ascertain whether Transitional Relief is still applicable to the property or if the Rateable Value is under Appeal.

## ANYTHING ELSE I HAVE TO PAY?

- VAT:** We have been advised the property is not VAT registered.
- LEGAL COSTS:** The ingoing Tenant will be responsible for the payment of the Landlords reasonable legal costs incurred in this transaction and any Stamp Duty payable.
- INSURANCE:** The Landlord insures the building only, of which the premises form part and the Tenant is responsible for the property insurance premium applicable thereto.
- REPAIRS:** Full Repairing and Insuring Lease.

## ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of C60.



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### HOW MUCH IS IT?

- The property is available by way of an assignment of an existing Lease which commenced on 26 April 2018 for a term of six years at a rental of £24,000 per annum. Full details are available from NT3.
- Alternatively, the property could be made available on a new Lease. Terms to be agreed.

### WHO DO I ASK ABOUT IT?

- Viewing strictly by prior arranged appointment through the Sole Agents NT3 Chartered Surveyors. Draft Details Subject to Clients Approval. Date: February 2019. File Ref: A2091.