

**WOOD LANE MEWS
21 NORTH BAR WITHIN
BEVERLEY, HU17 8DA**



**ATTRACTIVE OFFICES IN PROMINENT LOCATION
WITH PRIVATE ON SITE CAR PARKING**

- Quality offices overlooking St Mary's Church.
- Excellent central location, close to all main shopping, transport and business facilities.
- Call now to arrange a viewing.



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WHERE IS IT?

- The property is situated in a prominent position on North Bar Within, overlooking St Mary's Church in the heart of Beverley. Occupiers of this building are within easy access of all the main shopping, transport, business and leisure facilities offered within this thriving Market Town.

WHAT IS IT?

- The accommodation available, comprises part of the ground floor and the entire first and second floors which is accessed from a private car park on Wood Lane Mews. The offices have the benefit of Cat 2 lighting throughout, carpeted, central heating, part air-conditioning and all IT/Phone connections are insitu. The building has a private car park to the rear of the building which provides 8 designated spaces. Also, gate entrance.

HOW BIG IS IT?

- The accommodation briefly comprises the following (Areas Gross and from VOA data; we have yet to check-measure):

Ground Floor	42.67 sq m	(459 sq ft)
First Floor	114.97 sq m	(1237 sq ft)
Second Floor	63.72 sq m	(686 sq ft)

Total Net Floor Area 221.36 sq m (2382 sq ft)

HOW MUCH IS IT?

- The property is available at a rental of £20,000 per annum. Rent quoted is exclusive of rates, VAT and all other outgoings, payable quarterly in advance by Bankers Standing Order. Full details from NT3.

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 £23,500. 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 VAT registered and therefore VAT is payable on all payments.

ANYTHING ELSE I NEED TO KNOW?

- REPAIRS:** The Tenant will be responsible for all repairs and decorations to the demised premises together with the reimbursement of the property insurance premium applicable thereto.
- INSURANCE:** The Landlord will insure the building and recover the premium from the Tenants.
- EPC:** Full details from the Agents.



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: July 2017. File Ref: A1914.



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