

**30 SATURDAY MARKET
BEVERLEY
HU17 8BE**



RETAIL UNIT IN SOUGHT AFTER MARKET TOWN

- Attractive retail unit in the centre of the bustling affluent market Town of Beverley.
- 862 sq ft.
- £34,500 per annum plus VAT.
- Ground floor retail unit with further sales / stock / staff areas on first floor.
- Excellent position in the heart of Saturday Market.

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WHERE IS IT?

- Located in the much sought after Saturday Market in the heart of Beverley. The location benefits from plentiful pay and display parking and a double loading bay to the front of the unit.

WHAT IS IT?

- The building boasts a total of 862 sq ft of prime open plan retail space within this historic Market Town.

HOW BIG IS IT?

- 30 Saturday Market has a total of approximately 862 sq ft of accommodation measured on a gross internal area basis. This briefly comprises:
 - Entrance Lobby.
 - Open Plan Sales Area.
 - Storage Area to the Rear.
 - First Floor Staff Room and WC with potential for further sales space.

HOW MUCH IS IT?

- The property is available on a new Lease at a rental of £34,500 per annum plus VAT.

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 £22,500. 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?

- **REPAIRS:** The Tenant will be responsible for all repairs and decorations to the demised premises together with the property insurance premium applicable thereto.
- **INSURANCE:** The Tenant shall be responsible for the reimbursement of the Landlords costs in insuring the property.
- **BUILDINGS SERVICE CHARGE:** The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the common parts of the building of which the property forms part. Costs at year end 2018 were £1,120 plus VAT.
- **VAT:** The property is registered for VAT purposes and therefore VAT will be charged on all payments made to the Landlord.
- **LEGAL COSTS:** The Tenant will be responsible for the payment of the Landlord's reasonable legal costs incurred in this transaction and any Stamp Duty payable thereon.

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: November 2019. File Ref: A2263.



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