

**REED HOUSE, ANNIE REED ROAD
BEVERLEY
HU17 0LF**



SUPERB DETACHED BUILDING WITH SUBSTANTIAL ON-SITE PARKING

- Prestigious three storey detached office building.
- Located in an established business area of Beverley.
- Good road links and short drive to Beverley Town Centre and its amenities.
- Call now to arrange a viewing.

REED HOUSE ANNIE REED ROAD BEVERLEY, HU17 0LF



WHERE IS IT?

- Annie Reed Road is approximately 1¼ miles south east from Beverley Town Centre and approximately 9 miles from Hull City Centre which is accessible via A1174 Hull Road.
- Within the vicinity is Grovehill Industrial Estate and Kilnbeck Business Park which comprises of light industrial units and offices.

WHAT IS IT?

- This three storey building is of brick construction beneath a tiled roof. Being detached, the building stands in its own plot accessed via a shared road leading from Annie Reed Road, Beverley.
- The building has a ground floor office suite which is self-contained.
- Office suites to the second and third floor are accessed through their own entrance which has lift access to all floors. Intercom to all offices / kitchen / disabled and able WCs are located within the communal areas.
- The offices internally have suspended ceiling with cat 2 lighting, decorated, carpeted throughout, gas central heating.
- Car parking with this building is quite substantial located to the front of the offices and to the rear.

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 Rateable Values as follows:

Ground Floor	£20,750
Part First Floor	£6,100
East Wing, Part First Floor	£14,000
South Wing, Part First Floor	£11,250
East Wing, Part Second Floor	£21,000
South Wing, Part Second Floor	£11,500

- 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.
- From 1 April 2018 eligible rate payers receive 100% relief on properties with a Rateable Value of £12,000 or less. This is applicable to occupation of one commercial property only. Further information from the Local Authority.

ANYTHING ELSE I HAVE TO PAY?

- LEGAL COSTS:** The Tenant will be responsible for Landlords reasonable Legal Costs in respect of this transaction.
- VAT:** The property is VAT registered.
- SERVICE CHARGE:** A service charge will be payable. Full details from NT3.
- INSURANCE:** The Landlord insures and the Tenant is responsible for reimbursement of the same.



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HOW BIG IS IT?

- The following office suites are available:

Ground Floor

Office Suite	178 sq m	1916 sq ft
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First Floor

Office Suite 1 - LET	52 sq m	557 sq ft
Office Suite 2	128 sq m	1375 sq ft
Office Suite 3	99 sq m	1066 sq ft

Second Floor

Office Suite 4	183 sq m	1975 sq ft
Office Suite 5	100 sq m	1075 sq ft

HOW MUCH IS IT?

- All rental figures are available from the Agents direct. Please call NT3.



ANYTHING ELSE I NEED TO KNOW?

- EPC:** The property has a rating of C / 55.



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: A522