

TO LET

PRIME RETAIL BUILDING

4 North Bar Within, Beverley, HU17 8AY

Sanderson Weatherall



- Large Prime Retail Unit To Let
- Situated in the historic market town of Beverley.
- Nearby to occupiers such as Pizza Express, Mowgli Indian, Barbour Fashions etc
- Exceptional Grade II Listed building
- To Let at £70,000 per annum exclusive

Location

The market town of Beverley is located in the East Riding of Yorkshire. It is approximately 8 miles north west of Kingston Upon Hull and some 26 miles to the south east of York. The town also benefits from an estimated population of 30,927 (census 2021).

The property is located on North Bar Within which is at the northern end of the principal shopping area close to the prime areas of Saturday Market and Toll Gavel. Market Place is adjacent which provides some of the most central car parking in the town. Surrounding occupiers include Mowgli Indian Restaurant, Pizza Express, Barbour Fashions and numerous independent retailers, restaurants and bars.

Description

The premises comprise a 3 storey grade II listed building. The ground floor is currently used as a banking hall with associated back of house area. At first floor level there are a number of offices, staff areas and a board room. The second floor is laid out as a series of rooms but is not currently in use.

Accommodation

Floor	Area Sq M	Area Sq Ft
Ground Floor Sales	212.00	2,282
Ground Floor Offices	63.92	688
First Floor	175.21	1,886
Second Floor	68.75	740

Tenure

The property is offered on a new full repairing and insuring lease for a term to be agreed at an initial rent of £70,000 pax.

Rateable Value

The 2026 rateable value of the property is £38,500pa.

VAT

Vat, if applicable, will be charged at the standard rate.

Energy Performance Certificate

The property has an EPC rating of 60 C and a full copy of the report is available upon request.

Beverley 4 North Bar Within



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Plotted Scale - 1:1,000

Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact
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