

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)  
393998

## FOR SALE – BY INFORMAL TENDER

Former East Riding Small Business Centre,  
Annie Reed Road, Beverley HU17 0LF



- Freehold Former Council Business Centre with yard and parking
- Located within the Grovehill Industrial Estate, Beverley
- Suitable for various uses (subject to consent)
- Gross total floor area of 620.4 sq. m (6,678 sq. ft)

**CLOSING DATE FOR BIDS 12 NOON WEDNESDAY, 28 FEBRUARY 2024**

Valuation and Estates, County Hall, Beverley HU17 9BA

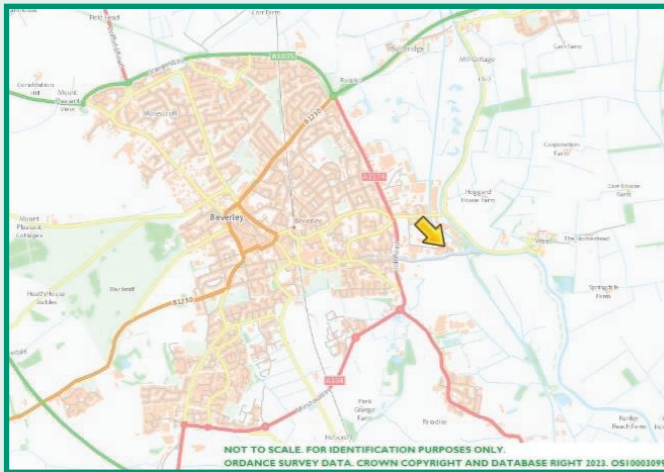


EAST RIDING  
OF YORKSHIRE COUNCIL

## LOCATION

The subject property is located in Beverley, East Riding of Yorkshire. Beverley is a county town with a population of approximately 30,000 people (2011 census data). The town benefits from excellent road and rail connections, with Kingston upon Hull located 10 miles to the south and York 30 miles to the northwest, both via the A1079.

More specifically, the property is located close to the junction of A1174 Hull Road, Swinemoor Lane and Grovehill Road, approximately one mile east of Beverley town centre. Forming part of the Grovehill Industrial Estate, the property is amongst various commercial premises located on the site. This includes the recently developed Capital Park and East Riding of Yorkshire Enterprise Centre.



## TENURE

The Vendor holds the freehold title to the property shown edged red on the Site Plan and invites offers for its purchase, which may be conditional or unconditional. The council reserves the right to include appropriate restrictive covenants or conditions within the sale documentation. The freehold title of the Property will be made available with vacant possession upon completion.

## DESCRIPTION

The subject property is a single-storey commercial/industrial premises formerly operated as a council business centre. The building is constructed of a steel portal frame beneath an insulated profile sheet roof. Walls are a combination of brick and block to around 2m, profile sheet clad thereafter. The structure benefits from a minimum eaves height of 2.5 m and a maximum ridge height of 5.5 m.

Internally, the building has been partitioned into workshops, which are of various sizes, supported by

ancillary facilities including WCs and a kitchen.

The building benefits from a tarmac surfaced yard currently configured to provide access to 4x roller shutter doors providing a maximum width of 2.4 m and height of 2.8 m. The yard is currently configured to provide 31 car parking spaces.

The overall site extends to an area of 0.23 Hectares / 0.56 Acres, secured with Steel Palisade fencing.

An asbestos survey is available on request.

## ACCOMMODATION

Floor	Sq. m	Sq. ft
Ground	640.4 sq. m	6,678 sq. ft
Total Site Area: – 0.23 Hectares / 0.56 Acres		

## BUSINESS RATES

The premises are described as workshop and premises with a Rateable Value of £41,250. The local billing authority is 'East Riding of Yorkshire' under billing reference number BEV502011001N.

The above figure is provided for reference only. for confirmation of rates payable please contact East Riding of Yorkshire Council Business Rates service on 01482 394748.

## PLANNING

We understand that the building currently has consent for Use E, within the 'Town and Country Planning (Use Classes) (Amendment) Regulations 2020. The property may be suitable for alternative uses, subject to any required planning consents. All interested parties are recommended to make their own enquiries regarding planning.

## ENERGY PERFORMANCE RATING

The property has an energy performance certificate rating of D. A copy is available on request.

## RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is sold with the benefit of all the accustomed or granted rights of way, water, support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas, and other pipes whether shown on the Site Plan or indicated in these particulars or not and without any obligations to define the same respectively.



## SERVICES

It is believed that electricity, gas telecommunications, water and drainage are available at the Property. However, the prospective purchaser will be responsible for making its own enquiries of the various utility companies to: (i) identify the location of any existing services within the site. (The purchaser will be required to bear the full cost of diverting, protecting, or closing any services) and (ii) determine that the supplies required are available or can be made available to suit the development proposed. The purchaser will be required to bear the full cost of the provision of any of the necessary services.

## VALUE ADDED TAX

The property is not elected for VAT.

## GUIDE PRICE

Please note that the Seller is not providing a guide price. Interested parties are advised to seek their own independent valuation advice.

## SELLERS COSTS

In addition to the purchase price, the purchaser will be required to make a contribution of £4,500 towards the council's selling costs, payable on exchange of contracts.

Thereafter, each party will be responsible for their own legal and professional costs incurred, with the purchaser responsible for any stamp duty land tax that may be payable.

## WARRANTY

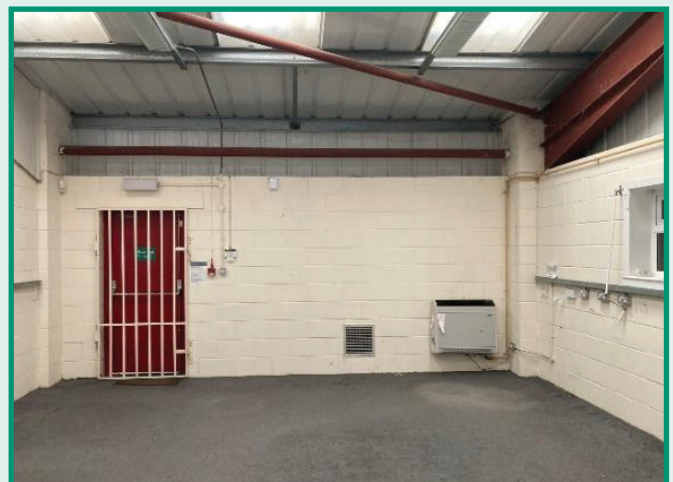
No warranty is given or implied as to the condition or suitability of the property for the purchaser's intended use.

## DISPOSAL TERMS

The property is offered For Sale by Informal Tender. The council will consider all proposals submitted and subject to the receipt of satisfactory proposals the council will identify a preferred bidder.

Note: The council does not bind itself to accept the highest or any offer depending upon conditions attached to any offer but has a statutory duty to seek 'best consideration' when disposing of surplus land and Property. When considering offers the council will look to maximise the potential capital receipt which can be achieved.

## PHOTOGRAPHS



## SUBMISSION OF BIDS

Offers to purchase the property should be made in writing using the prescribed council form (enclosed at the rear of this brochure) as 'sealed bids, incorporating the following:

- The precise identity of the purchaser (individual(s) or company name – inc. company number), plus the (registered) address.
- Contact number and email address.
- The level of offer (numerically and in writing,) with detail on how the purchase will be funded, alongside proof of funds.
- An outline of proposals for the property.
- An outline of any conditions that are attached (i.e. unconditional or conditional bid, Subject to survey, change of use funding or planning etc?), with indications of proposed timescales.

The closing date for bids is Midday, Wednesday 28th February 2024. Offers should only be posted using the return label incorporated within the bid form and tender pack.

For a copy of the bid form and full tender pack, please email: [nicholas.coultish@eastriding.gov.uk](mailto:nicholas.coultish@eastriding.gov.uk) or [tilly.tyson@eastriding.gov.uk](mailto:tilly.tyson@eastriding.gov.uk)

Alternatively, please call Valuation and Estates on **(01482) 393998**.

## FURTHER INFORMATION AND TO VIEW

Please contact Valuation and Estates to make an appointment:

**Nicholas Coultish** BSc (Hons) MScRealEst MRICS  
Principal Commercial Surveyor

**(01482) 393971 / 07989 751385**

[nicholas.coultish@eastriding.gov.uk](mailto:nicholas.coultish@eastriding.gov.uk)

**Tilly Tyson** Ba (Hons)

Assistant Valuation and Estate Surveyor

**(01482) 393934/ 07816 269015**

[tilly.tyson@eastriding.gov.uk](mailto:tilly.tyson@eastriding.gov.uk)

# FLOORPLAN AND SITE PLAN

For identification purposes only (not to scale).



Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

East Riding of Yorkshire Council give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements of representations of fact. 3. Intending Purchasers(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The council does not make or give any person in their employment any authority to make or give any representation or warranty whatsoever in relation to the property.



## BIDDING FORM AND PROCEDURE

### Former East Riding Small Business Centre, Annie Reed Road, Beverley, East Riding of Yorkshire, HU17 0LF

1. **All bids must be submitted on this Bidding Form** and must be sent or delivered to Nicholas Coultish and Tilly Tyson, Valuation and Estates Service, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA so as to be received **before 12 noon on Wednesday, 28 February 2024.**
2. **All bids must be submitted in an envelope addressed using the address label provided at the rear of this document**, (endorsed "Bid for purchase of (Former East Riding Small Business Centre, Annie Reed Road, Beverley, East Riding of Yorkshire, HU17 0LF)" **cut out and affixed to the front of an envelope of your choice.** The envelope must be sealed and must not bear on the outside any name or mark (including a Company's postmark) indicating the sender.
3. If desired, bids may be placed by the bidder in an envelope sealed in a manner to be determined by the bidder, provided that such envelope is then inserted into an outer envelope bearing the address label as detailed above.
4. If the bidding procedure is not fully complied with in the opinion of the Council the bid submitted by the bidder may be disqualified from further consideration by the Council whose decision on the matter is final.
5. Bids may be either sent by post or delivered by hand. If bids are delivered by hand they must be delivered to the Council's Dispatch Office on Register Square, Beverley (behind the former post office) during the Council's normal office hours, which are 8.30am to 5.30pm Monday to Thursday and 8.30am to 4.30pm Friday.
6. The Council does not undertake to accept the highest or any bid received and shall not be liable for the bidder's costs in submitting a bid, and may at its discretion accept an offer made other than in accordance with the sales particulars.
7. The canvassing of any member or officer of the Council for the acceptance of any bid will disqualify the bidder by or on whose behalf the canvassing is carried out.
8. The Council reserves the right to shortlist bids, obtain references or enter into further negotiations prior to the completion of any transaction or re-advertise the property.
9. The Council reserves the right to impose any conditions considered necessary.



**THE BID FORM**

**Former East Riding Small Business Centre, Annie Reed Road, Beverley,  
East Riding of Yorkshire, HU17 0LF.**

BEST AND FINAL BIDS SHOULD BE SUBMITTED AND RETURNED BY POST OR BY HAND IN ACCORDANCE WITH THE BIDDING PROCEDURE OUTLINED ABOVE. PLEASE NOTE THAT BIDS SHOULD NOT BE DELIVERED TO ANY CUSTOMER SERVICE CENTRES.

**NAME OF PROPOSED BUYER (INDIVIDUAL PERSON(S) OR COMPANY NAME):**

.....

(INCLUDE COMPANY NUMBER IF APPLICABLE)

**ADDRESS / REGISTERED ADDRESS:**

.....

..... POSTCODE .....

EMAIL .....

TELEPHONE .....

I/WE ARE PREPARED TO PAY THE FOLLOWING SUM IN RESPECT OF THE PURCHASE OF FORMER EAST RIDING SMALL BUSINESS CENTRE, ANNIE REED ROAD, BEVERLEY, EAST RIDING OF YORKSHIRE, HU17 0LF.

THOUSANDS	HUNDREDS	TENS	UNITS
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£.....	.....	.....	.....
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BEING (STATE IN WORDS) .....

IN ADDITION, A FURTHER £4,500 WILL BE PAID AS CONTRIBUTION TOWARDS THE PROFESSIONAL FEES WHICH WILL BE PAID ON EXCHANGE OF CONTRACTS.







THE RETURN LABEL

Your offer containing all the information requested should be posted in an A4 envelope.  
The outside of the envelope must be blank other than affixing the label shown below.

*(Cut here and affix to the front of an A4 envelope)*



OFFER FOR THE PURCHASE OF:

Former East Riding Small Business Centre  
Annie Reed Road  
Beverley  
East Riding of Yorkshire  
HU17 0LF

FAO Nicholas Coultish and Tilly Tyson

CLOSING DATE: 12 NOON WEDNESDAY, 28 FEBRUARY 2024

**IMPORTANT NOTE TO DISPATCH - DO NOT OPEN THIS ENVELOPE**

RECEIVED ON.....2024 AT .....AM/PM BY.....

TO: THE CHIEF EXECUTIVE  
VALUATION AND ESTATES SERVICE  
EAST RIDING OF YORKSHIRE COUNCIL  
COUNTY HALL  
CROSS STREET  
BEVERLEY  
EAST RIDING OF YORKSHIRE  
HU17 9BA