

LAND • PROPERTY • BUSINESS ACCOMMODATION

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(01482)  
393934

## OFFICES TO LET

100 Lairgate, Beverley HU17 8JQ



- CLOSE TO BEVERLEY TOWN CENTRE
- GROUND AND FIRST FLOOR OFFICE ACCOMMODATION
- PRIVATE PARKING WITHIN REAR COURTYARD
- EXTENDS TO APPROX. 71 SQM (764 SQFT)
- FLEXIBLE TERMS AND INCENTIVES AVAILABLE
- RENT FROM £7,500 PER ANNUM

Valuation and Estates, County Hall, Beverley HU17 9BA



EAST RIDING  
OF YORKSHIRE COUNCIL

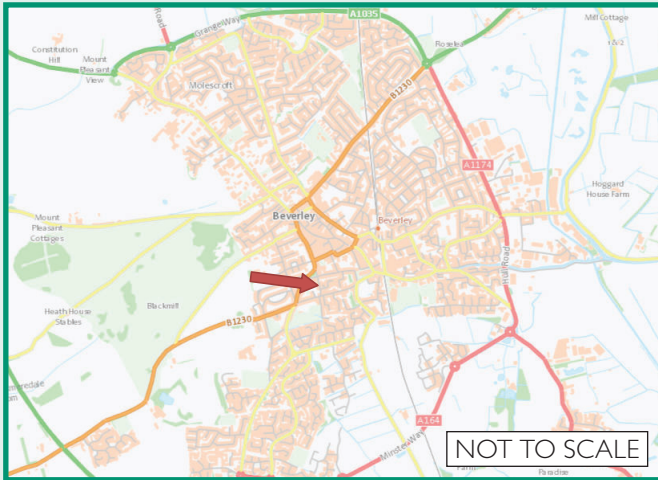


## LOCATION

100 Lairgate comprises a two storey brick building, providing offices. With enclosed private courtyard to the rear, suitable for parking several vehicles.

The Property is located on Lairgate close to the historic heart of the busy market town of Beverley. The Property was most recently used as offices by Citizens Advice Bureau (Hull and East Yorkshire) under Use Class 'E'. Alternative uses may be considered, subject to consents.

Beverley is a vibrant market town, 11 miles north of Hull and 30 miles east of York, with access to the A1079 and A164.



## ACCOMMODATION

Total 71sqm (764sqft):  
Ground floor 36sqm (388sqft)  
First floor 35sqm (377sqft)

## PHOTOGRAPHS - INTERNAL



## PHOTOGRAPHS - EXTERNAL



## RENT

The offices are available To Let at a first year guide rent of £7,500 per annum. Terms by negotiation.

## COSTS

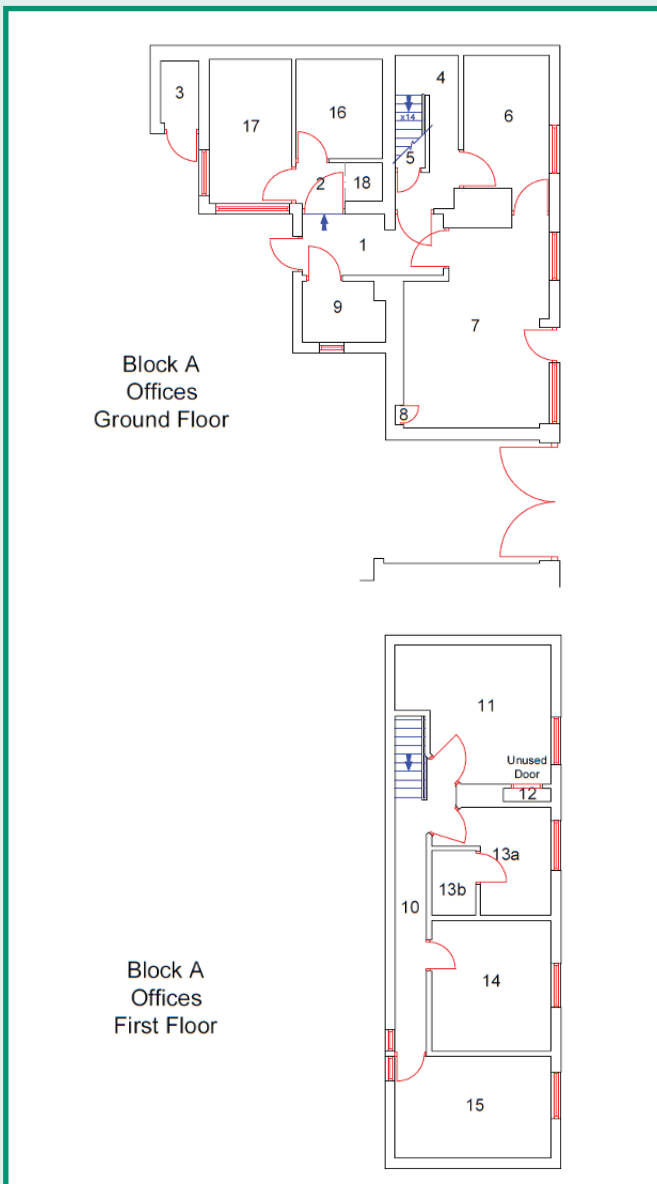
The successful tenant will be required to make a contribution of £750 towards the council's legal and surveyor's costs in granting the lease.

## BUSINESS RATES

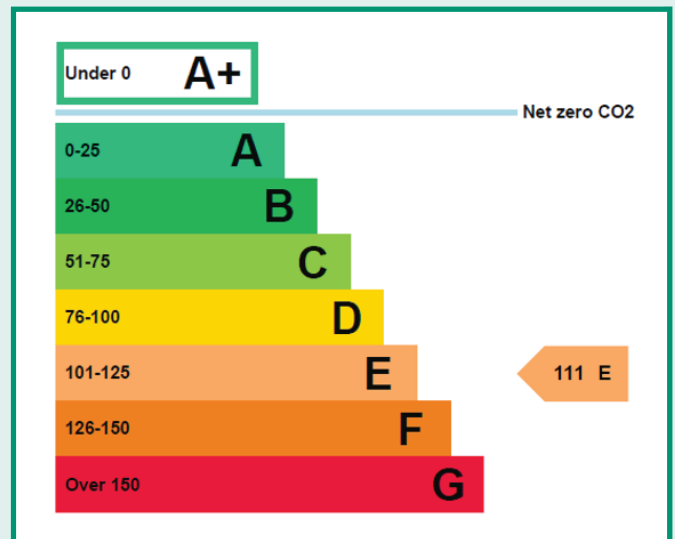
The Property is described at 'Offices and Premises' with a Rateable Value £7,500.

Interested parties can contact the Business Rates Service **(01482) 394748** to discuss their circumstances and ascertain the amount of Business Rates payable. Tenants may benefit from 100 per cent Small Business Rates Relief, subject to tenant status.

## FLOORPLANS



## ENERGY PERFORMANCE CERTIFICATE



## FURTHER INFORMATION AND TO VIEW

Viewing of the property is strictly by appointment only.

Contact Valuation and Estates to make an appointment on:

**Nina Mitchell**  
[nina.mitchell@eastriding.gov.uk](mailto:nina.mitchell@eastriding.gov.uk)  
**(01482) 393931**

**Sophie Barker**  
[sophie.barker@eastriding.gov.uk](mailto:sophie.barker@eastriding.gov.uk)  
**(01482) 393932**