



**QUICK & CLARKE**  
The Property Specialists

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**11 Saturday Market, Beverley HU17 8BB**  
**£250,000**



- Grade II Listed property
- Superb commercial unit
- Planning application made for part residential use
- Full architects plans available for proposed conversion
- Deceptively spacious
- Wonderful location
- Beautiful outlook over Saturday Market
- Highly flexible accommodation

A super period property in the heart of the retail zone of Beverley town centre which will make an outstanding business premises, but for which a planning application is also being considered for conversion for retail unit with substantial three bedroomed residential accommodation to the rear and upper floors.

This is a very rare opportunity to acquire a potentially multi-functional property with historic characteristics and a beautiful outlook over Saturday Market.

#### LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### SHOWROOM

17'8 x 14' (5.38m x 4.27m)

With super display window, period fireplace with panelling.

##### INNER HALLWAY

Ornate return staircase to first floor with part panelling and walk-in storage cupboard.

##### OFFICE

13' x 8'8 (3.96m x 2.64m)

Period fireplace, sash window and fireside storage cupboard.

##### STORE

5'7 x 5' (1.70m x 1.52m)

##### SHOWER ROOM

Shower and wash basin.

##### FIRST FLOOR

##### OFFICE

18'8 x 15'3 (5.69m x 4.65m)

Period slate fireplace with cast iron and tile inset, two sash windows with shutters and part panelled walls.

##### KITCHEN

11'10 x 7'5 (3.61m x 2.26m)

Single drainer sink unit with electric water heater, period fireplace and sash window.

##### WC

Low level WC, single drainer sink unit and sash window.

##### SECOND FLOOR

##### OFFICE

18'7 x 12' (5.66m x 3.66m)

Yorkshire sash window.

##### OFFICE

13'7 x 10'4 (4.14m x 3.15m)

Sash window.

##### SERVICES

Mains electric, water and drainage are available or connected to the property.

##### FREEHOLD

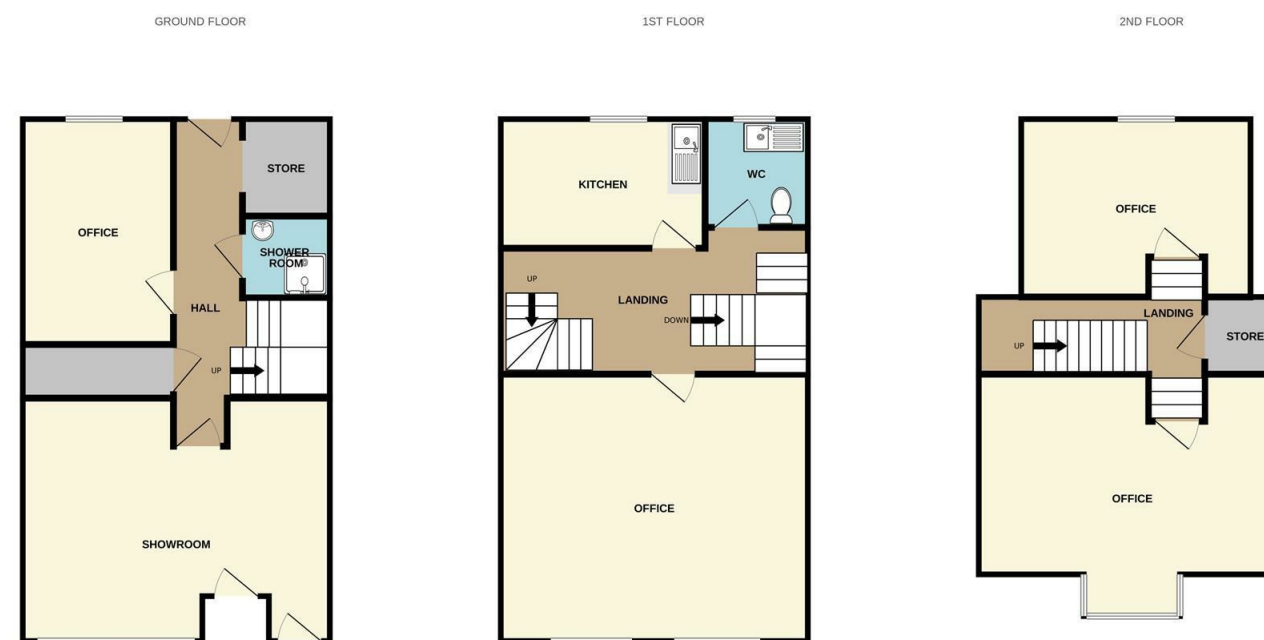
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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