

To Let



Beverley

39 Saturday Market Place, HU17 9AG

Ground Floor: 1,752 sq ft (162.77 sq m)

Rent: £80,500 PAX

Location & Description:

- **Beverley is a market and minster town in the East Riding of Yorkshire.**
- **Located approximately 8 miles north of Hull, the affluent market town is popular with tourists and visitors. Especially on horse racing dates hosted at Beverley race course.**
- **The property is situated on Saturday Market opposite the Cornhill car park which has approximately 80 car parking spaces.**

Demise:

Ground Floor 1,752 sq ft (162.77 sq m)

First Floor 852 sq ft (79.15 sq m)

Rent:

£80,500 per annum exclusive.

Lease:

Held on an FRI lease expiring 28 September 2025. The lease is available by way of assignment or sub-let.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £55,500.

Date Prepared:

May 2024.

Contact Us:

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.