



48 West Street, Leven, Nr Beverley HU17 5LF

TO LET – 2,840 sq ft or thereabouts – Commercial Unit

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Dee
Atkinson
& Harrison

Beverley 7 miles | Kingston Upon Hull 11 miles | Driffield 13 miles
(all distances approximate)

DESCRIPTION

A versatile single storey building suitable for a variety of uses which is conveniently located within Leven village. The property has most recently been used as offices and storage by an online retail company and is in good order, benefitting from off street parking on a secure site which is gated and fenced.

Whilst the building has been sub divided to create separate spaces it could easily be converted into a larger space by removing the partition walls (subject to Landlord's approval).

The accommodation is illustrated on the floorplan within these particulars and comprises:

Offices

Warehouse Space 1

Warehouse Space 2

Warehouse Space 3

Box Storage Room

WC facilities: Four WCs are located throughout the property, all with toilet and basin.

Kitchen fitted with wall units including a sink and drainer.

Cleaning cupboard with sink and water heater

There is an area of grass to the rear of the property which offers further space for outside storage.

The **Modular Building** located at the front of the property can be included in a letting if required by separate negotiation.

LOCATION



The property is located on West Street within Leven village between an existing commercial business and a residential property. Leven is well located for access onto the A165 Scarborough to Hull road and the A1035 Hornsea to Beverley road.

SERVICES

We understand mains electricity, water and drainage are connected. There are air conditioning units in the warehouse spaces, the remainder of the property is heated by wall mounted heaters.

The property also benefits from a direct connection to KCOM's 'Lightstream' fibre broadband network.

LEASE TERMS

A new 3 year lease is available on full repairing and insuring terms. Further details are available from Dee Atkinson & Harrison.

BUSINESS RATES

The Tenant will be liable for business rates. There is the opportunity to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this property.

Based on internet enquiries the current rateable value of 48 West Street is £10,000. Interested parties are advised to confirm the accuracy of this figure and enquire as to the rates payable and any relief available by contacting East Riding of Yorkshire Council's Business Rates Section on 01482 394748.

VAT

In the event that the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the rent.

EPC

EPC Rating of 'C'. A copy of the Certificate and Recommendation Report is available upon request.

PLANNING

Planning enquiries in respect of the property should be directed to the Local Authority:

East Riding of Yorkshire Council,
County Hall Cross Street, Beverley HU17 9BA.

Tel: 01482 393939.

CREDIT CHECK

A financial reference maybe required and the Owners reserve the right to undertake credit checks.

LEGAL COSTS

Each party will be responsible for their own costs incurred with the transaction.

PLANS & AREAS

The plans provided in these particulars and the areas stated are for guidance only.

VIEWING & FURTHER INFORMATION

Viewing of the property is strictly by accompanied appointment. For further information or to arrange a viewing please contact Samantha Mellor MRICS FAHV or Bob Clark on:

Tel: (01377) 253151

Email: sam.mellor@dee-atkinson-harrison.co.uk

bob@dee-atkinson-harrison.co.uk

NOTES

Letting particulars prepared May 2025



