

Dee  
Atkinson  
& Harrison



The Old Joiners Shop, Brandesburton, Nr Beverley, YO25 8RT  
Commerical Unit TO LET

# The Old Joiners Shop, Brandesburton, Nr Beverley YO25 8RT

*Commercial unit suitable for a variety of uses*

TO LET

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& Harrison

Brandesburton 0.5 mile | Hornsea 6 miles | Beverley 8 miles | Hull 10 miles  
(All distances approximate)

## DESCRIPTION

The Old Joiners Shop comprises a single storey brick built commercial unit located on the southern edge of the village of Brandesburton. In all the property extends to around 1,240 sq ft and has been recently refurbished to provide turn key ready accommodation suitable for a range of professional uses, such as offices or other professional services.

The property forms part of an existing commercial yard which is gated with an intercom entry system. There is allocated parking to the front of the building. The accommodation is illustrated on the floorplan within these particulars and comprises:

### Reception (4.5m x 2.7m)

Tiled floor, reception desk, spotlights

### Boardroom (3.4m x 5.4m)

Carpet, built in cupboard, spotlights

### Office (3.1m x 2.6m)

Carpet, spotlights

### Office / Kitchen (4m x 5.7m)

Laminate floor, sink and kitchen unit, spotlights, pendant lights

### WC (1.4m x 1.6m)

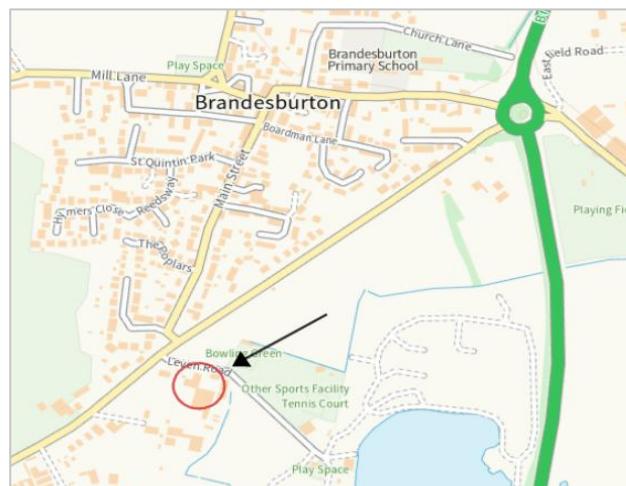
Tiled floor, WC, wash hand basin

## LOCATION

The property is located off New Road, Brandesburton, with access from the road leading to Dacre Lakeside Park.

Brandesburton is a popular East Riding village with a good range of amenities, shops and leisure facilities. There are a number of industrial units located to the south and east of the village as well as several popular holiday sites offering a range of facilities including restaurants, and water sports.

Access to the main road network is good with the A165 Hull to Scarborough road in close proximity.



## SERVICES

We understand mains electricity, water and drainage are connected with the property heated by wall mounted electric heaters.

## LEASE TERMS

A new 3 year lease is available on full repairing and insuring terms at an initial rent of £8,800 per annum. Further details are available from Dee Atkinson & Harrison.

## BUSINESS RATES

The Tenant will be liable for business rates. There is 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 The Old Joiners Shop is £2,475 (increasing to £2,700 from 1<sup>st</sup> April 2026). Interested parties are advised to confirm the accuracy of this figure and enquire to the rates payable and any relief available by contacting East Riding of Yorkshire Councils Business Rates department on 01482 394758.

## 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.

## VIEWINGS

Viewing of the property is strictly be accompanied appointment with Dee Atkinson & Harrison on 01377 253151.

## FURTHER INFORMATION

Molly Richardson MRICS FAAV

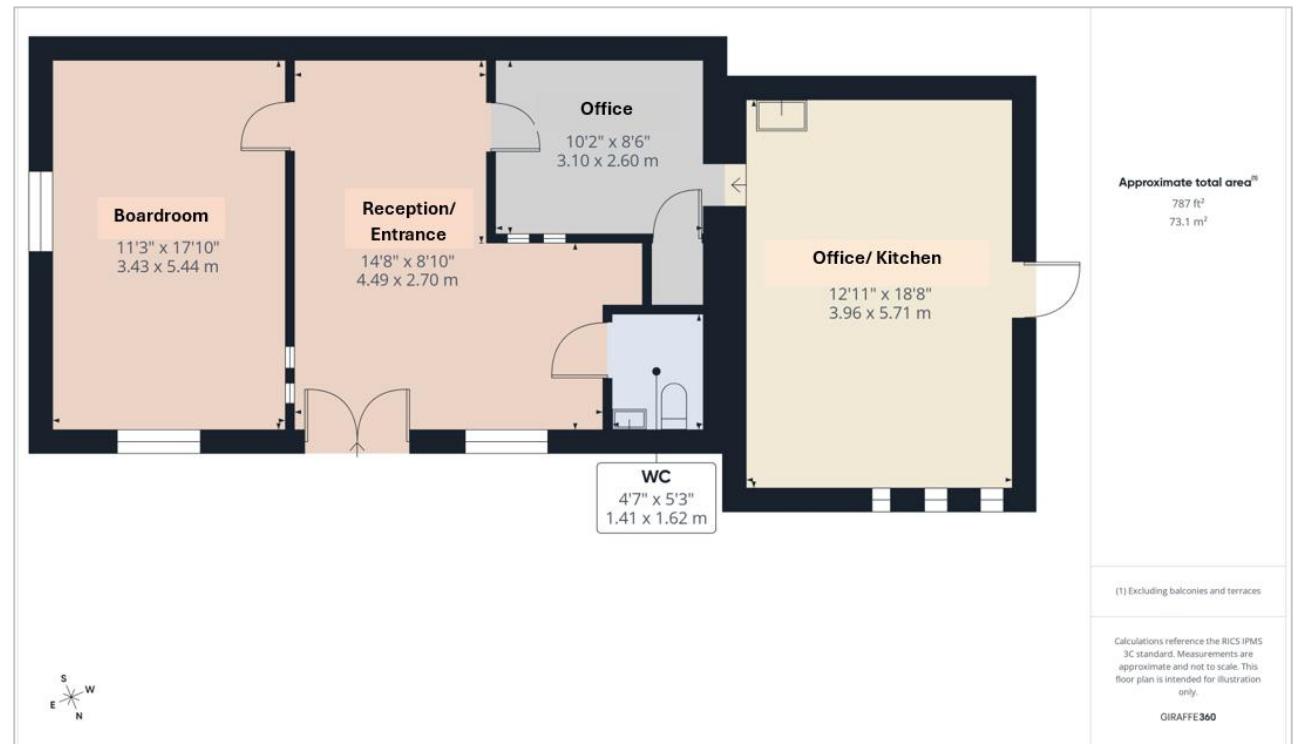
T: 01377 253151

E: [molly@dee-atkinson-harrison.co.uk](mailto:molly@dee-atkinson-harrison.co.uk)

Samantha Mellor MRICS FAAV

T: 01377 253151

E: [sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@dee-atkinson-harrison.co.uk)



**Dee  
Atkinson  
& Harrison**

DEE ATKINSON & HARRISON  
THE EXCHANGE  
EXCHANGE STREET  
DRIFFIELD  
E YORKS  
YO25 6LD  
Tel: 01377 253151



WWW.DEE-ATKINSON-HARRISON.CO.UK

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