



£9,500 per annum

12a Saturday Market,
Beverley,
HU17 8BB



Dee Atkinson & Harrison

12a Saturday Market, Beverley, HU17 8BB

Commercial letting - 1st and 2nd floor premises to rent

DESCRIPTION

A superb opportunity to lease appealing first and second floor premises available immediately in Beverley's thriving Saturday Market. Previously used as offices but may be suitable for other purposes subject to the necessary permissions. The space amounts to over almost 900 square feet of space with 4 separate rooms, 2 WC's a kitchen and storage room arranged over 2 floors. The premises are positioned over a well established local business and the town centre parking and ease of access will all appeal to prospective tenants. The 1st floor rooms in particular have an attractive outlook over Beverley's bustling Market Place. The entrance from ground level is shared with the room downstairs and there is a landing and locked door on the first floor. There are two rooms on each floor with south west facing windows overlooking the Market Place. Early viewing is highly advisable but we also have a 360 degree tour available which will provide an excellent guide to all it offers.

The accommodation comprises:

Ground floor entrance and communal door.
First Floor landing - door
Hallway - stairs to first floor with cupboard under.
Room 1 - window to front
Room 2 - window to front.
WC 1 - with toilet and basin.
Storage Room - window to side.
WC 2 - with toilet and basin.
Kitchen - base and wall mounted fitted units, sink and drainer, window to the rear.
2nd Floor Landing
Room 3 - with a window to the front and rear.
Room 4 - with a window to the front.

LOCATION

The premises occupy a superb position within Beverley's thriving town centre. They are located above a well established property business. Beverley is the county town of East Yorkshire and has a thriving town centre accommodating a wide variety of businesses. It has a railway station, bus station and its links to the road network mean Hull, York and wider East Yorkshire are all easily accessible.

SERVICES

Mains water, electric and sewage are all connected. There is gas to the building which powers a boiler in the cellar providing central heating. Any incoming tenant will be required to contribute 57% of the gas charges. KCOM's Lightstream network is connected to the building.

RENT

£9500 per annum, payable quarterly + 57% of communal expenses such as insurance and gas.

LEASE TERMS

A new 3 year lease is available on fully repairing and insuring terms. Longer terms are available, subject to discussion. Further details are available from Dee Atkinson & Harrison.

BUSINESS RATES

Based on internet enquiries the current rateable value of the property is £4200 increasing to £5200 from 1st April 2026. Interested parties are advised to confirm the accuracy of the above figures 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.

PLANS & AREAS

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

VAT

In the event that the sale of 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.

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

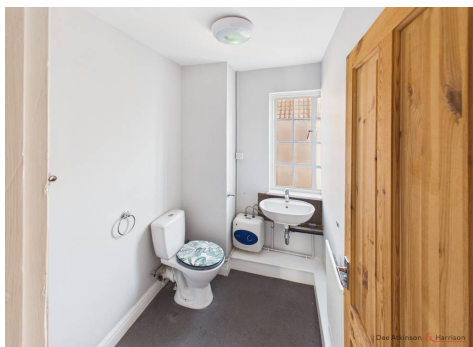
A financial reference may be required and the owners reserve the right to undertake credit checks.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Please contact our Beverley office on 01482 866844.



12 Market Place, Beverley, HU17 8BB | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.