

staniford
grays



60-62 Saturday Market, Beverley, HU17 8AA

Offers Over £220,000





60-62 Saturday Market

Beverley, HU17 8AA

- CONVERSION OPPORTUNITY
- POTENTIAL TO CREATE CENTRAL BEVERLEY APARTMENTS
- VERSATILE AND FLEXIBLE LAYOUT
- RARE OPPORTUNITY
- SUBJECT TO AN APPROVED PLANNING APPLICATION
- GRADE II LISTED PROPERTY
- LANDMARK BEVERLEY BUILDING
- PRIME CENTRAL BEVERLEY LOCATION
- ALL ENQUIRIES TO STANIFORD GRAYS
- VIEWING BY APPOINTMENT ONLY

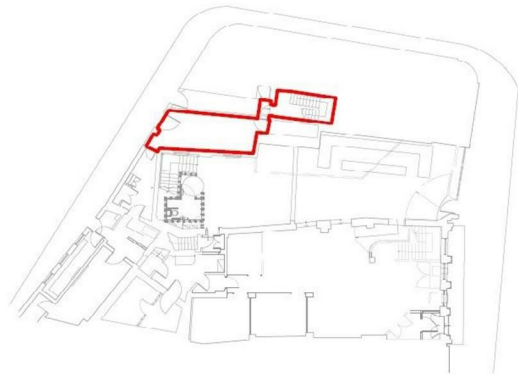
PRIME RESIDENTIAL CONVERSION OPPORTUNITY OF THE UPPER FLOORS (SUBJECT TO A PLANNING APPLICATION AND APPROVAL).

Forming part of the prominent town centre setting in Saturday Market and offered for sale are the upper floors of this landmark building.

The former bank premises offer a wealth of character and feature externally (Grade II Listed) and the exciting opportunity for conversion has arisen. A likely scheme of 6 luxurious apartments would remain ideal for a building of this scale and size.

The accommodation offers complete versatility and only an internal inspection will truly reveal the scale of the building. The schedule of accommodation is provided over 3 floor levels in it's original format of living space with a proposed rear pedestrian access from Lairgate leading to the upper two floor levels.

For further details and layout information please contact Ben Wright at Staniford Grays.



1 Ground Floor Plan
Scale 1:200 @ A3

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SCHEDULE OF ACCOMODATION

First Floor Ancillary 3,346 sq ft (310.85 sq m)

Second Floor Ancillary 3,220 sq ft (299.10 sq m)

TENURE

We understand the Tenure of the property to be Leasehold with Vacant Possession on Completion.

FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.

FIXTURES AND FITTINGS

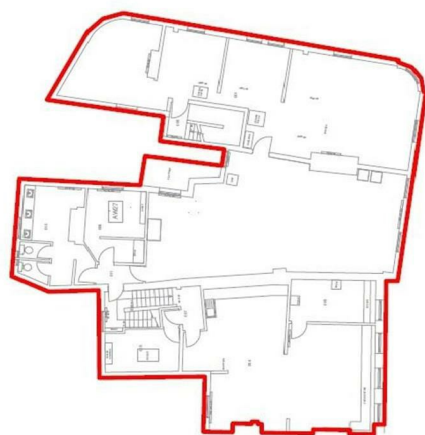
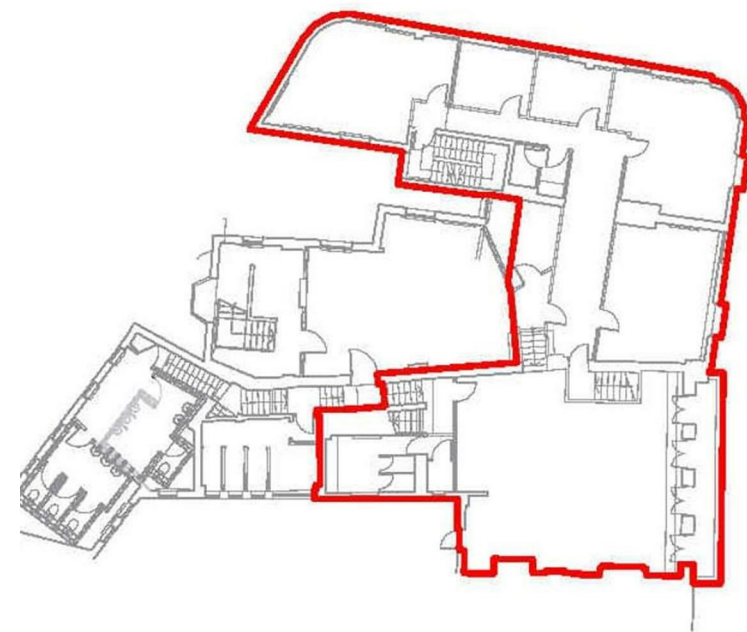
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SERVICES

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Second Floor Plan

Scale 1:200 @ A3

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 866304
E-mail: bevsales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



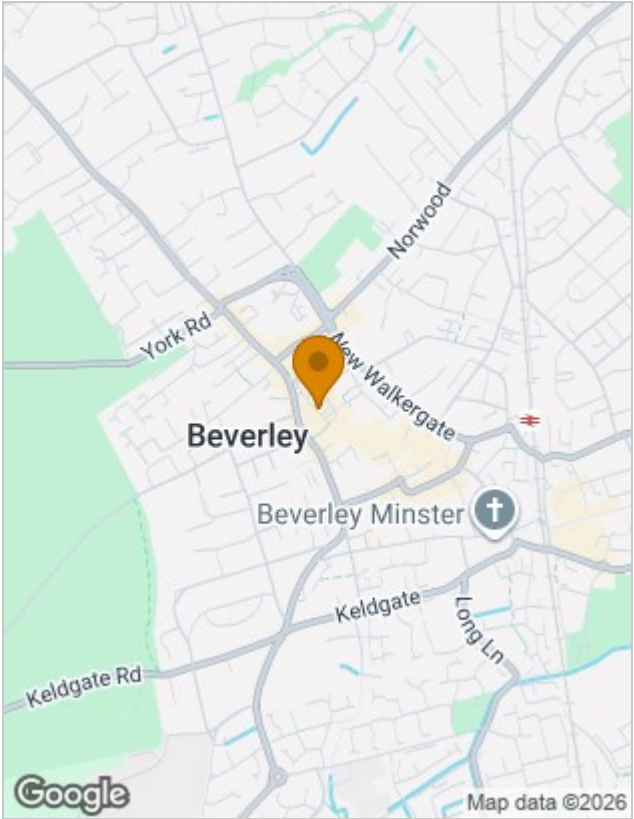
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

18 North Bar Within, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	