

**36 Beckside, Beverley,
East Yorkshire HU17 0PD**



Investment



124.94 sq m (1,345 sq ft)

For Sale



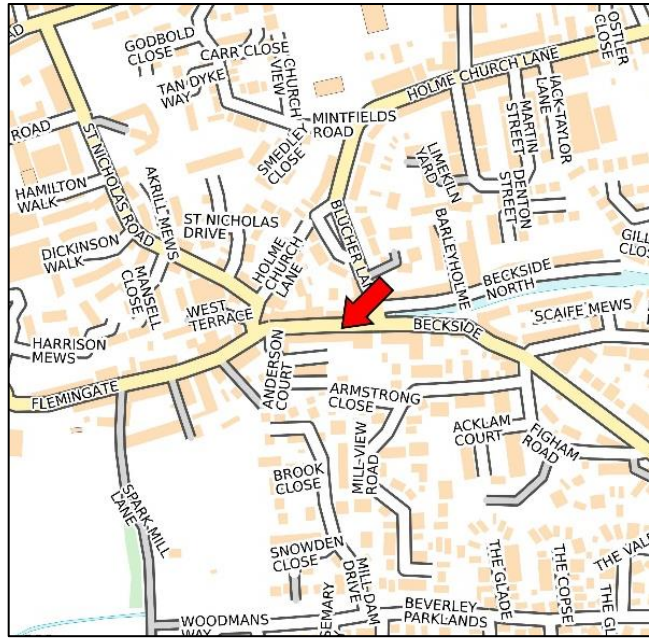
PPH

01482 648888
pph-commercial.co.uk

Location

The property is prominently situated on Beckside, a well-established mixed-use location within the historic market town of Beverley.

Positioned within walking distance of the town Centre, Flemingate Shopping Centre and Beverley Minster. The property benefits from excellent local amenities and transportation links.



Description

The property comprises a two-storey mixed-use building, providing ground floor restaurant/bar premises, with the benefit of a rear outdoor seating area.

The first floor provides self-contained residential accommodation comprising a two-bedroom apartment with its own private access from Beckside. The accommodation is currently operated as a holiday let, providing an additional income stream.

Summary

- Tenanted ground floor restaurant/bar premises
- Self-contained two-bedroom first floor apartment with private access
- Residential accommodation currently operates as a holiday let
- Rear outdoor seating area and additional land extending to approximately 0.05 acres
- For Sale - £300,000

Accommodation

The approximate accommodation currently available briefly comprises: (measured on a NIA basis)

	Sq m	Sq ft
Ground Floor		
Retail	124.94	1,345
First Floor		
Two Bedroom Apartment		

Terms

The property is available For Sale on the following terms and conditions.

For Sale

£300,000.

Tenure

The premises are held freehold, subject to a lease which is in place with the ground floor tenant which has a passing rent of £13,000 per annum. The first-floor apartment is currently used as a holiday let but would be sold with the benefit of vacant possession upon completion of the sale.

Business Rates

The property is except from the payment of business rates due to being grade 1 listed.

Rear Land

In addition to the building, there is a parcel of land extending to approximately 0.05 acres which is available by separate negotiation. Further information is available from the agent.

EPC

A copy of the Certificate and Recommendation Report is available on request.

C55

VAT

To be confirmed.



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