





2 North Bar Within, Beverley, HU17 8AX

 Retail
 41.80 sq m (450 sq ft)

To Let

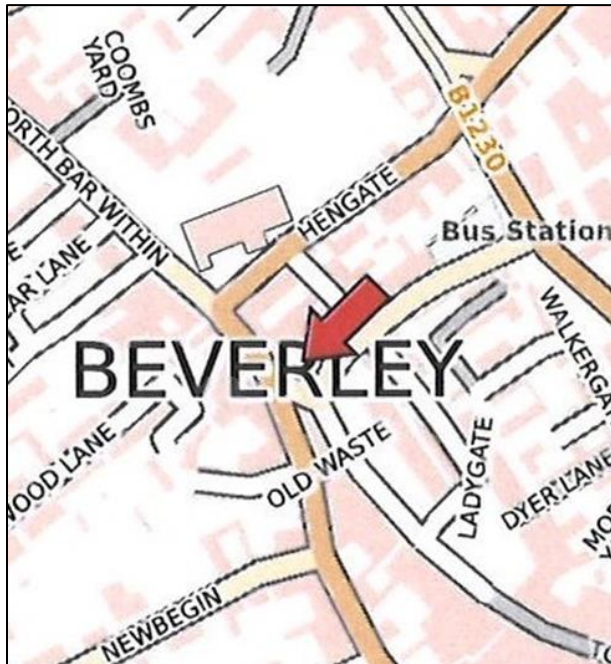


PPH

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Location

North Bar Within forms part of the prestigious Georgian Quarters connecting to Saturday Market in the heart of Beverley town centre, which benefits from an abundance of shopping opportunities from specialist local shops to national retailers. The building's central location and historic charm makes it well suited for a strong commercial retail use.



Description

2 North Bar Within is a charming, Grade II listed mid-terrace based in the heart of Beverley. The property showcases period architecture and character, with a prominent frontage on the bustling North Bar Within.

The property holds two main retail areas with a large basement area with periodic features throughout. The property has WC facilities that are separate to the retailer.

Summary

- Central location in the heart of Beverley
- Ground Floor retail unit
- Grade II listed property
- Available on a new lease

Accommodation

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and briefly comprises:

| | Sq m | Sq ft |
|--------------|-------|-------|
| Basement | 17.28 | 186 |
| Ground Floor | 24.52 | 264 |
| Total | 41.80 | 450 |

Terms

The property is available To Let on the following terms and conditions.

Rent

The property is available at a rental of £11,500 per annum, exclusive of rates, VAT and all other outgoings and payable quarterly in advance by standing order.

Lease Term

By negotiation.

Repairs

The Tenant will be responsible for all repairs and decorations to the demised premises.

Insurance

The Landlord insures the building only of which the premises form part and the tenant is responsible for reimbursing the insurance premium applicable thereto.

VAT

The property is registered for VAT and therefore all payments made to the landlord will be subject to VAT.

Service Charge

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property. Further details of the service charge are available from the Agents.

Business Rates

The Tenant will be responsible for the payment of business rates. Verbal/Internet enquiries with the Local Authority reveal that the property currently attracts a rateable value/2023 rating list assessment of £9,200, which is subject to the current Uniform Business Rate in the pound.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

EPC

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

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