

11a Ladygate,
Beverley, HU17 8BH

TO LET

Former hair salon

Total area
16.54 sq m (180 sq ft)

Close to Sow Hill Bus Station

Low cost accommodation with
full rate relief to qualifying small
business

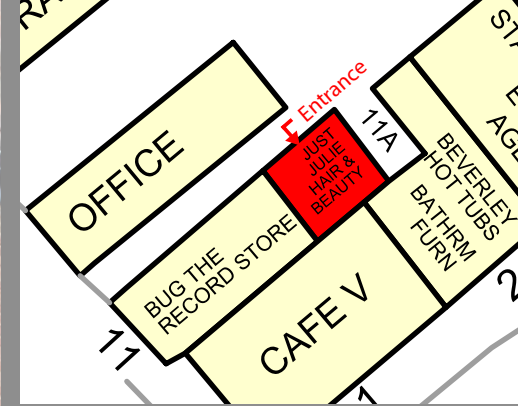
New lease by negotiation

Guide Rent £2,950 p.a.

Scotts
01482 325634

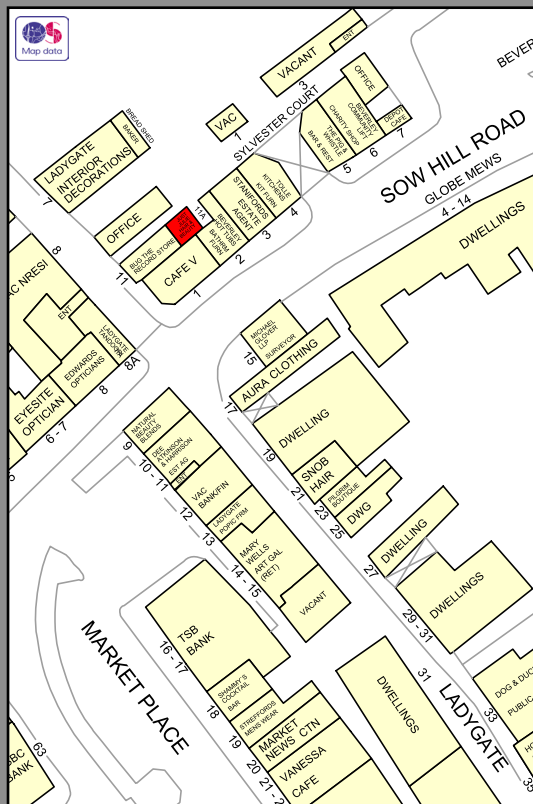


BUG Record Store not affected



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Not to Scale - For Identification Purposes Only

Scotts
01482 325634
www.scotts-property.co.uk

LOCATION/DESCRIPTION

The property is located in Beverley Town Centre adjacent to the bus station and in close proximity to Saturday Market.

The traditional brick built unit under a pitched tile clad roof is presented behind BUG record shop (on Ladygate) providing a unit last used as a hair salon.

ACCOMMODATION

The accommodation briefly comprises (measurements approximate):

Reception	6.34 sq m	(68 sq ft)
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Sales Area (former salon)	10.40 sq m	(112 sq ft)
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Total:	16.54 sq m	(180 sq ft)
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SERVICES

We understand that mains water and electricity are connected.

RATEABLE VALUE

The property is assessed at Rateable Value £2,075 (internet enquiry). The Local Authority is East Riding of Yorkshire Council. Eligible occupiers may benefit from full rate relief under the Small Business Rates Scheme.

TERMS

The property is available on a new commercial lease at a rent of £2,950 per annum, exclusive of business rates and all other outgoings, with the tenant responsible for all internal repairs and decoration and necessary re-fitting for the intended business.

ENERGY PERFORMANCE RATING: E (125)

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

For further information and to view please contact Chris Mason chris@scotts-property.co.uk 07850 002496 or joint agent Haller Evans info@hallerevans.com 01482 323033

Offices: Hull 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN

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