# TO LET

## 31 SATURDAY MARKET
## BEVERLEY
## HU17 8BE

- Sought after retail location.
- Benefiting from A3 restaurant & Café use.
- Highly visible fronting Saturday Market.
- Available on a new lease, subject to negotiation.
- Benefiting from rear outside seating area.

# RETAIL

1,202 sq.ft. (111.67 sq.m.)

## Price / Rent

**£30,000 per annum**

## Enquiries

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GARNESS JONES

## Location

Beverley is an extremely popular historic Market Town, located approximately 7 miles to the north of Kingston upon Hull. Saturday Market is a busy retail area in Beverley Town Centre and benefits from a large number of car parking spaces fronting the premises. Beverley benefits from an established day and evening economy with both local and national retailers as well as national restaurateurs trading in the area. The premises are situated close to Café Nero, Carluccios as well as Brown's Department Store.

## Description

The premises was formerly utilised by Filmore & Union with the ground floor consisting of a bar area to the front with dining to the rear and outside seating area. The first floor comprises of dining area to the front with service facilities to the rear including ladies & gents w/c facilities and kitchen facilities.

## Accommodation

| | SQ FT | SQ M |
|---|---|---|
| Ground | 609 | 56.58 |
| First | 593 | 55.09 |

## Service Charge

There is no service charge implemented on this property.

## Services

The premises are connected to mains drainage, water and electricity.

## EPC Rating

## Business Rates - 2019/20

| RATEABLE VALUE | RATES PAYABLE |
|---|---|
| £22,000 | £10,802 |

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

## Terms

A new lease is available subject to negotiation on full repairing and insuring terms with an asking rent of £30,000 per annum.

GARNESS JONES
CHARTERED SURVEYORS
79 Beverley Road, Hull, HU3 1XR

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