

## TO LET

Retail premises on a neighbourhood parade  
in this prosperous East Yorkshire Market Town

941 sq ft (87.4 sq m) net

**14 MAPLE DRIVE BEVERLEY HU17 9QJ**



### Shop Property: To Let

Double fronted unit which would make a good showroom to display goods being marketed on the internet /to serve local market e.g. kitchens/bathrooms/tiles. Good quality residential area on the north-east fringe of this picturesque Town. Car parking directly outside.

### Beverley- Yorkshire Wolds location

Beverley is a Minster Town renowned for its oldy-worldly streets and its Racecourse. Excellent road links to the major City of Hull and to the M62 Motorway. Prosperous residential hinterland with some stunning looking villages dotted around such as Bishop Burton; Walkington and North Cave. Variety of retail outlets in the Parade including two eatery/takeaway units. Easy to find off Hull Bridge Road (A1174) and Highfield Road.

### Retail shop: Property summary description

- > fully glazed shop front incorporating glazed entrance door to right-hand side
- > Ground floor sales area with store room off
- > rear store area with toilet and separate bathroom off/ also rear service door to common yard
- > Accommodation can be configured to incoming occupier's requirements.

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### Lease

The Premises are offered to let on a lease of multiples of five years duration. Tenant responsible for all repairs within the Demise. The Premises require some modernisation and complete re-decoration (though Landlord plans to undertake latter). Incentive available – further details on application.

### Rental

#### **Commencing rental for the whole £11,500 per annum.**

Rents are quoted exclusive of all energy costs and maintenance. Rents are payable three monthly in advance.

### Commercial Business Rates

Premises are assessed as 'shop and premises' Rateable Value 7500. Qualifying Small Business occupiers will not pay any business rates.

### Legal Costs

Each party to pay their own cost of producing the lease.

### Commercial Energy Performance Certificate

The Premises are assessed at C/75. Full Certificate/Recommendation Report available upon request.

### VAT

All rents are quoted exclusive of Value Added Tax (not payable at the time of preparing these particulars).

### Viewing

**Strictly by appointment through the Agent**

Andrew Idle Associates

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ground floor sales area



### Can we help you further?

We offer commercial property owners who are thinking of selling or letting-a free no obligation marketing assessment.

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All rents and prices quoted should be taken to be excluding any Value Added Tax (VAT) payable

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