Unit B, Mill Lane Business Park, Beverley
HU17 9DH

#9391/2023C

BANKS LONG&Co

Unit B, Mill Lane Business Park

BEVERLEY, HU17 9DH

Agreement	Detail	Rent/Price	Size	Location	Property ID
To Let/For Sale	Trade Counter	OIEO £375,000 £30,000 pax	621.60 sq m (6,691 sq ft)	Beverley, HU17 9DH	#9391/2023C

For Viewing & All Other Enquiries Please Contact:

HARRY COLLINS
BSc (Hons) MRICS
Surveyor
harry.collins@bankslong.com
07479 611143
01522 544515

Property

The property comprises a detached industrial unit of steel portal frame construction, profile metal sheeting with translucent panels to the pitched roof. Internally the property provides a glazed shop front leading to a reception area, offices and storage facilities, kitchen/ breakout area and warehouse space for storage and distribution.

Externally the property provides ample parking along with loading/ un-loading circulation area.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m^2	ft^2
GIA	432.19	4,652
Mezzanine	189.42	2,039

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: East Riding of Yorkshire
Description: Store and Premises
Rateable value: £20,500
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Price

Offers in excess of £375,000 are invited for the Freehold Interest

Tenure

The property is available Freehold For Sale, with vacant possession or To Let on a new full repairing and insuring lease.

Rent

£30,000 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

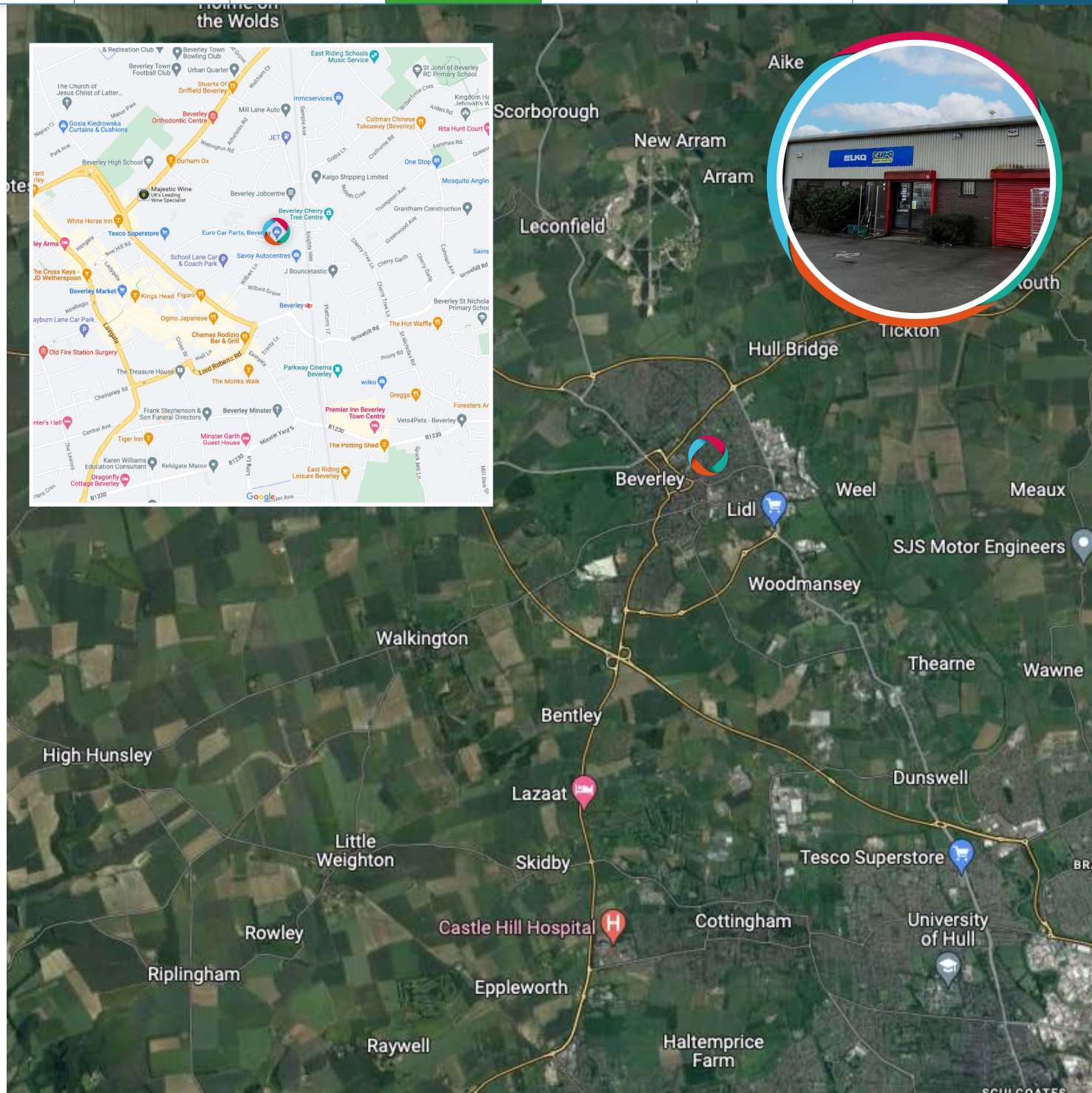
Legal Costs

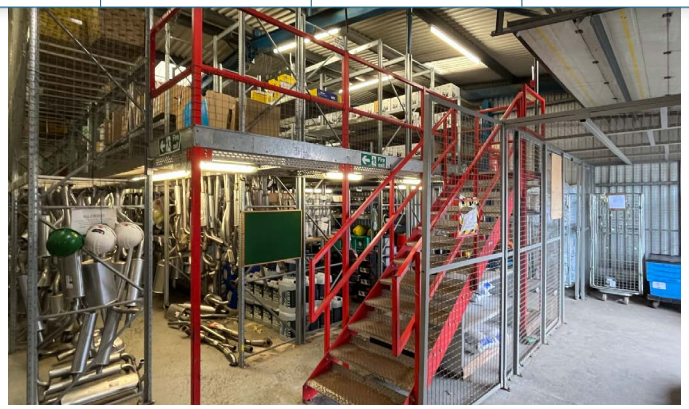
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

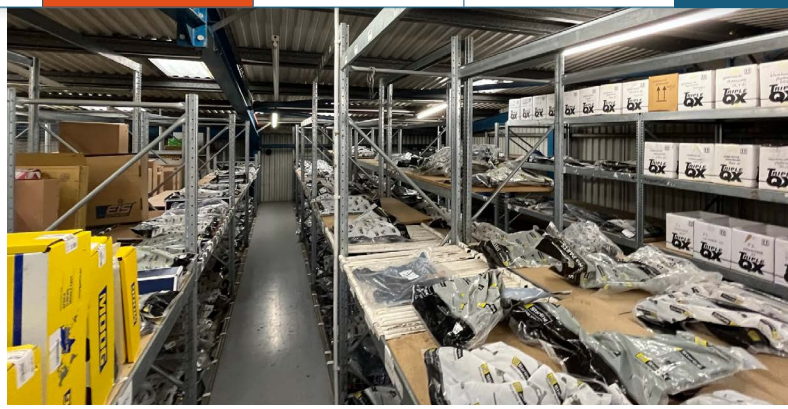
Location

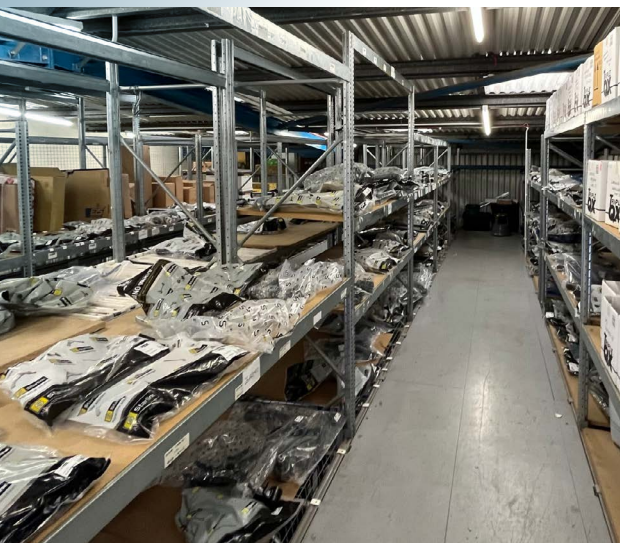
Mill Lane Business Park is located within the affluent market town of Beverley approximately 11 miles north of Hull and approximately 30 miles east of York. Local occupiers within the area include Savoy Autocentres, Mill Lane Auto Ltd, CleanServ (Yorkshire) and Caravan Hire Online Ltd.

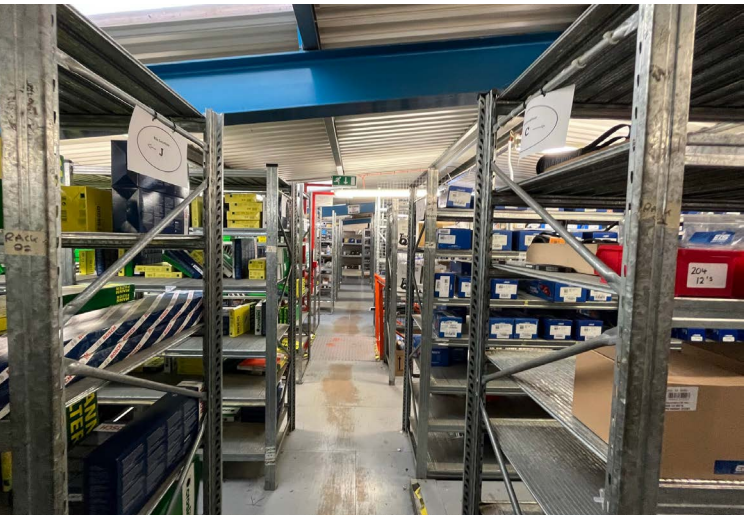
The property offers excellent road links to York and Hull being situated within close proximity to the A1035 and A1079.







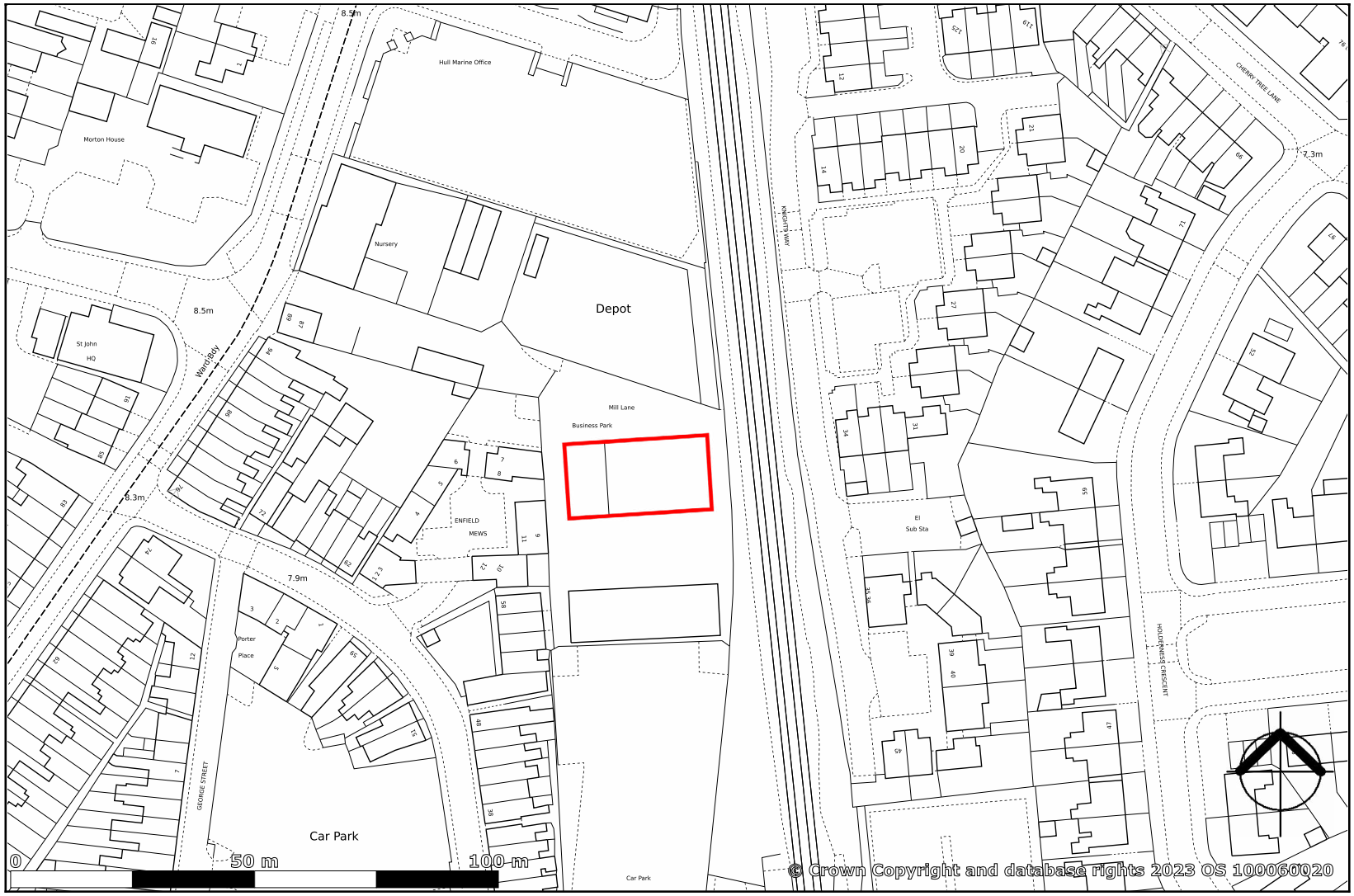




GENERAL WASTE
Biffa

NO CLIMBING
OIL RACKING
BOSCH

Units B, Mill Lane Business Park, Mill Lane, Beverley, HU17 9DH



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Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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