

**39 Ladygate, Beverley,
East Yorkshire HU17 8BH**

 Retail/Residential Investment
 51.24 sq m (551 sq ft)

For Sale



PPH

 01482 648888
 pph-commercial.co.uk

Summary

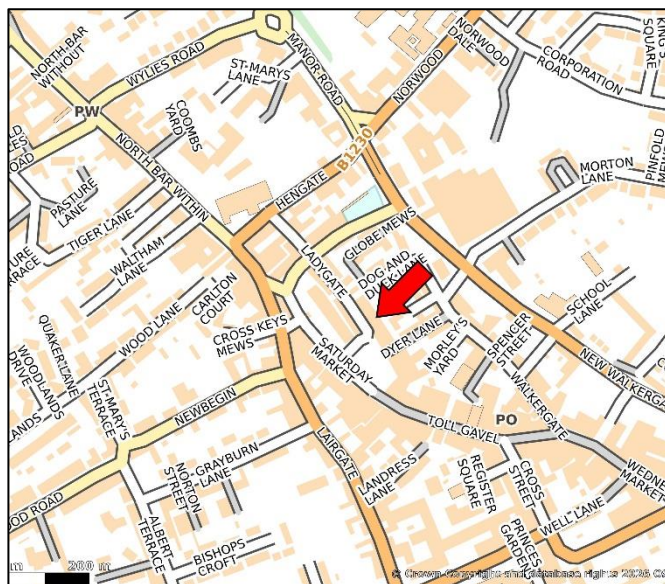
- Commercial & Residential Investment
- Well located in Beverley Town Centre
- Ground Floor let to established tenant

Location

The property occupies a prominent position on Ladygate, close to Beverley's Saturday Market.

Beverley is a historic market town in the East Riding of Yorkshire, situated approximately 8 miles north west of Hull and benefits from excellent road connectivity via the A1079 and A164. The town is widely regarded as an affluent and desirable retail and residential location with a strong catchment population and a thriving tourism and retail sector.

Nearby occupiers include a combination of well-known High Street brands alongside local boutique businesses, contributing to a vibrant and attractive trading environment.



Description

39 Ladygate comprises of a period mid terrace property with ground floor retail unit and 2 self-contained first floor apartments accessed from a dedicated rear access.

The ground floor provides a self-contained retail unit with a prominent glazed frontage and open plan sales area offering strong tenant appeal and good trading visibility.

The upper floors have recently been fully refurbished to create two fully self-contained apartments. Both apartments provide kitchen, living room, bathroom and two bedrooms.

Externally to the rear of the property is a garden area which could be developed further subject to any necessary consents.

Accommodation

The property provides the following accommodation

	Sq m	Sq ft
Ground Floor Retail	51.24	551
2 x 2 Bedroom Apartments		
First Floor	53.13	571
Second Floor	53.46	575
Total Accommodation	51.24	551

Terms

The property is available For Sale on the following terms and conditions.

Price

The freehold interest is available for £475,000 plus VAT

Existing Lease

The ground floor retail unit is let to the Pamper House Ltd (Co no 09241519) on a 5 year lease from June 2025, which expires June 2030, at a rental of £19,444 pa

VAT

We understand the property is registered for VAT and therefore VAT will be added to the sale price.

Business Rates

The ground floor tenant will be responsible for the payment of business rates. Internet enquiries with the local authority reveal that the property currently has a rateable value of £13,750 (Shop and Premises) which is subject to the current uniform business rate in the pound.

Interested parties are advised to confirm the accuracy of the above figure by contacting the local authority directly.

EPC

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

C65

Ground Floor

C69

Flat 39A

D62

Flat 39B



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