



■ **Ulllyotts** ■
Commercial Property

**19 North Bar Within
Beverley
HU17 8DB**

TO LET

ANNUAL RENT: £10,000 PAX

'No fees!'



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19 North Bar Within

Beverley
HU17 8DB

Location

Between Saturday Market Place and the Beverley Arms and diagonally opposite St Mary's Church

Use classes

E(a) Display or **retail** sale of goods, other than hot food E(c) Provision of: E(c)(i) **Financial services**, E(c)(ii) **Professional services** (other than health or medical services), and E(c)(iii) **Other appropriate services** in a commercial, business or service locality.

Availability

The ground floor sales unit is available for immediate occupation.

The other accommodation within the building is to be changed from office to residential use

Building of historic importance

The building is listed as being a building of historic importance. Much of the listing relates to that part of the building which is to be reused for residential purposes. The complete listing is as follows:
TA 0339 BEVERLEY NORTH BAR WITHIN (west side) 9/211 No 19 2.7.69 GV 11* Mid C18. 2 storeys and attic in brick, painted to front. Pantile roof with 1 dormer with bold moulded pediment and sliding sash. Stone ogee moulded kneelers at gable ends. Moulded brick eaves cornice. 2 near flush frame sash windows with glazing bars at 1st floor. Ground floor shop front of 1st half of C19 with pilasters and entablature, panelled base and plate glass. First floor front room has fielded panelling and dentilled cornice; window seats; opposite fireplace is one panel with shouldered architrave and fluted frieze; door also has fluted frieze and dentilled entablature. These two features perhaps slightly later. Landing panelled to dado level; panelled window seat; one door with contemporary spring latch. Very fine stair: pseudo-cantilevered, open string no newels, strut spiral curtail, spiral fluted balusters of mid C18 type moulded handrail, panelled dado. First floor rear room also wainscoted throughout sunk panelling except over fireplace where it is bolection; two doors, one with sunk, other with fine bolection panelling.

Floor plan

The area coloured green on the floor plan is part of the property to be used for residential purposes.

Energy Performance Certificate

C Rating.

Lease Terms

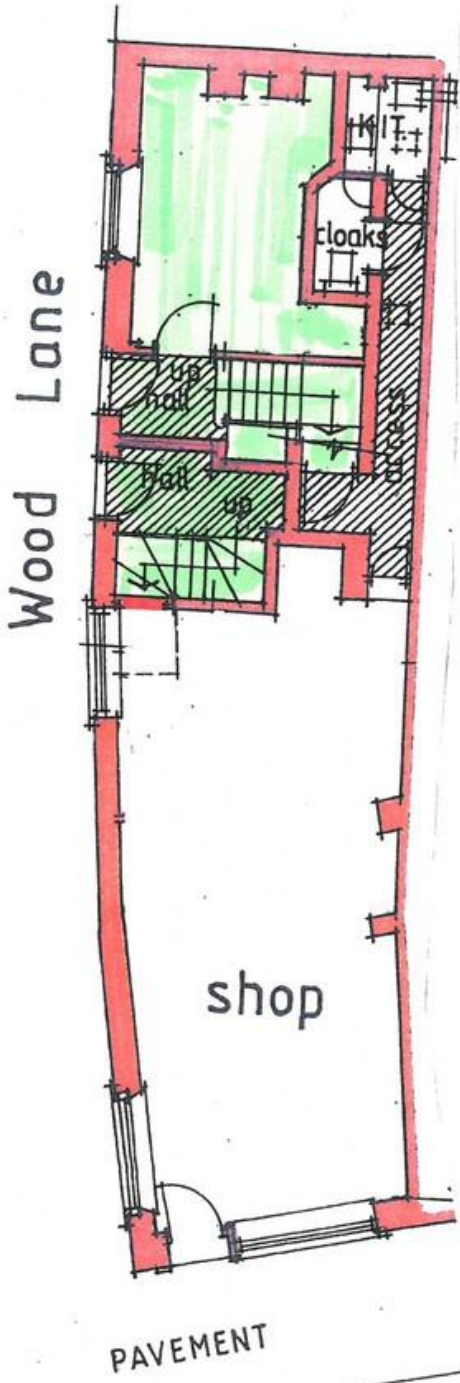
10 years with a tenant's break at three years.

Rateable Value

The property will be re-assessed following completion of the works to convert part of the building to residential.

Viewing

At any reasonable time by appointment



North Bar Within



64 Middle Street South, Driffield, YO25 6QG



Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401 
www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com