



### Tenure

Freehold.

### Location

Beverley, with a population of approximately 23,500, is a very attractive market town which is famous for its 15th Century Minister and Racecourse and is located 8 miles north of Hull. The town benefits from good road communications being located at the junction of the A164 and A1035 some 11 miles to the north-east of the M62 (Junction 38). The property is situated to the east of Beverley in an established industrial location, close to the A1174 (Hull Road). Occupiers close by include Coincheck, Chem Dry Universal and, within the nearby Grovehill Industrial Estate, Royal Mail and East Riding of Yorks Highways Department.

### Description

The property is arranged as three warehouse units and office building. The main warehouse interconnects with the office building at ground floor level. The site extends to 2.30 acres.

### VAT

Please refer to the Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

Viewings are by appointment only on a specified block viewing date to be confirmed. Please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 55 Beverley.**

No.	Lessee	Accommodation	Leases
Industrial Building	Door Systems Group Limited (1) (in administration and not in occupation)	Ground Floor Warehouses Ground Floor Offices First Floor Offices Total	A lease dated 26th January 2006 (1)
Electrical Substation	Yorkshire Electricity Group Plc	Electrical Substation	A lease dated 19th April 1995

(1) The tenants are not in occupation and are in administration, although the lease has not been surrendered. Interested parties are deemed to have made their own enquiries in this regard. Please refer to legal pack.

## Beverley

### Land and Buildings on the South Side of Grovehill Road North Humberside HU17 0HQ

- Freehold Industrial and Office Unit
- Located in established industrial location
- May suit owner occupier or investors
- Asset management opportunity
- Accommodation Totals 4,698 sq m (50,570 sq ft) on a site of 2.3 acres

## Unoccupied <sup>(1)</sup>

On the Instructions of  
Shay Bannon and Sarah Megan  
Rayment of BDO LLP  
as Joint Administrators of  
Coast Properties and Finance  
Limited (in administration)



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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