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£540,000

22a North Bar Without, Beverley, HU17 7AB

** A TRULY STUNNING GRADE II LISTED TOWNHOUSE IN PRIME GEORGIAN QUARTER LOCATION **
** HIGH-YIELD MIXED-USE INVESTMENT OFFERING IMMEDIATE INCOME **

A rare opportunity to acquire a fully operational, income-generating mixed-use property in the heart of Beverley's highly sought-after Georgian Quarter.
Currently configured as a ground floor retail unit with a highly successful short-term let two bedroom apartment above, this property offers a versatile opportunity suitable for both investors and owner-occupiers, with multiple use strategies.
This beautiful and characterful property retains its original features of exposed wooden beams and brickwork, yet is spacious and modern. It is trading and generating income immediately, with forward Airbnb bookings in place.
Beverley is a beautiful market town that offers a blend of rich history and vibrant culture, leading The Sunday Times to vote Beverley in its top 10 list of places to live in the north of the UK. It has an excellent provision of amenities and public transport links, and is well connected by road and rail.

Bedrooms	Bathrooms	Receptions
2	4	2

OnTheMarket.com

RICS

BEVERLEY

Beverley is known for its stunning Minster, historic buildings, and its racecourse. It's a beautiful market town that offers a blend of rich history and vibrant culture, leading The Sunday Times to vote Beverley in its top 10 list of places to live in the north of the UK.

Some popular attractions in Beverley include the Beverley Minster, Beverley Westwood, North Bar, Victorian Quarter, and the East Riding Theatre. The town also hosts a variety of festivals and events throughout the year.

Beverley has an excellent provision of amenities and public transport links, and is well connected by road and rail. The town's railway station offers regular services to Hull, Bridlington, and Scarborough. By road, it's easily accessible from the M62 and A1079, affording convenient commuter routes.

THE PROPERTY

A truly stunning Grade II listed townhouse, combining character and charm with modern living. Located in arguably one of the most desirable areas of Beverley, the property retains beautiful original features including exposed wooden beams and brickwork, while offering a spacious and well-presented interior.

The ground floor comprises a charming and characterful retail space, featuring an exposed brick fireplace and beams, along with a WC and entrance hall.

On the first floor is a large and immaculate open-plan dual-aspect living space, with defined areas for kitchen, dining, and lounge, all flooded with natural light from four traditional sash windows and a rear-facing window.

Also on this floor is a grand principal bedroom with modern ensuite and large walk-in dressing room, both enhanced by exposed beams, along with a second double bedroom with ensuite and an additional WC.

Outside, there is access to bin storage via a gated archway.

POTENTIAL MULTIPLE USE STRATEGIES

- Continue operating as a proven Airbnb business with strong occupancy and established booking history
- Let the apartment on a long-term basis
- Live in the apartment while generating income from the commercial unit
- Fully let both elements for a hands-off investment
- Potential to convert to full residential use (subject to any necessary consents)

UNIQUE INVESTMENT & LIFESTYLE HIGHLIGHTS

- Prime Beverley town centre location
- Income-producing asset from day one
- Established and profitable Airbnb operation
- Forward bookings included in sale
- Flexible use: investment, owner-occupier, or hybrid
- Opportunity to live in a premium central location while generating income
- Strong demand for both retail and short-term accommodation

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4.67m x 1.49m (15'3" x 4'10")

Front entrance door leading to hallway with exposed beams, painted walls, and tiled flooring. Door off to stairs and first floor accommodation, door off to retail area, and door off to WC.

RETAIL AREA

5.13m x 6.01m (16'9" x 19'8")

A beautiful and captivating open space with exposed brick fireplace, exposed beams, large display window and entrance door from footpath, white walls, and laminate flooring.

RETAIL AREA (2)

WC

1.42m x 1.01m (4'7" x 3'3")

A small but elegant room comprising white low-flush WC, rose-pink hand basin set on vanity counter with gold mixer tap over, part-tiled part-painted walls, and tiled flooring.

FIRST FLOOR

LOUNGE KITCHEN DINER

5.94m x 5.74m (19'5" x 18'9")

An immaculately presented open-plan space with defined areas

for both the kitchen, living, and dining. The modern kitchen of pale green fitted units with white work surfaces over has a wine chiller, integrated fridge freezer and dishwasher, CDA double gas range oven with five ring gas hob and extractor over, black 1.5 sink and drainer with gold mixer tap over, wooden flooring, inset lighting and a double window. The dining area has wooden flooring, radiator, and x3 pendant light above the dining table. The living area has carpet flooring, radiator, and a pendant light. The whole space is flooded with natural light courtesy of four traditional sash windows.

KITCHEN

DINING AREA

LOUNGE AREA

MASTER BEDROOM

6.02m x 3.93m (19'9" x 12'10")

A gloriously spacious, dual aspect room with window to the rear and Velux window to the front, built-in dressing table, painted walls, carpet flooring, radiator, six inset lights, and doors off to dressing room and ensuite.

ENSUITE

3.91m x 1.62m (12'9" x 5'3")

A three piece suite comprising of walk-in plumbed shower with glass screen and twin waterfall showerhead, low-flush WC, and stone basin set on oak vanity unit with gold mixer tap over, heated towel rail, exposed beams, part-tiled part-painted walls, tiled floor, and Velux window.

DRESSING ROOM

3.07m x 2.04m (10'0" x 6'8")

A dream of a walk-in wardrobe with rails and shelving, exposed beams, painted walls, carpet flooring, and loft access.

BEDROOM 2

3.59m x 3.10m (11'9" x 10'2")

A spacious double room with traditional sash window, painted and papered walls, carpet flooring, and radiator. Door off to ensuite.

ENSUITE

3.03m x 2.06m (9'11" x 6'9")

Three piece white suite comprising inset bath with mixer tap over, low-flush WC, hand basin set on vanity unit, marble tiled walls, tiled flooring, radiator, five inset lights, window, cupboard housing central heating boiler and washing machine.

WC
1.96m x 1.20m (6'5" x 3'11")

Comprising low-flush WC, hand basin set on vanity unit with mixer tap over, storage cupboard, part-painted part-papered and part-panelled walls, and wood effect flooring.

OUTSIDE
A shared access space through gated archway affording rubbish bin storage.

SERVICES
Mains water, electricity, gas and drainage are connected to the property.
Gas central heating.

COUNCIL TAX
We are advised by the Vendor that both council tax and business rates on the building are £0 due to the square footage of each unit qualifying for small business rates relief.

TENURE
The property is freehold.

POSSESSION
Vacant possession on completion.

VIEWING
Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION
Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

AGENTS NOTE
All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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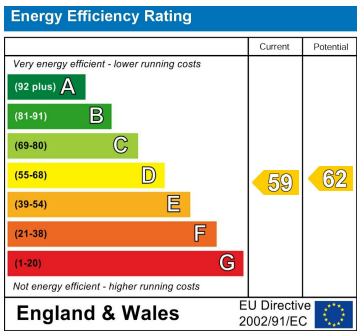

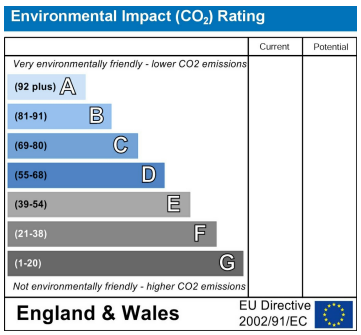

Floor plan