HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

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£540 PCM

Calf House Studios, Bishop Burton, HU17 8JF

LIGHT INDUSTRIAL/CRAFT WORKSHOP UNIT

£540 PCM (£450 plus vat)

A former traditional farm building sympathetically restored offering approximately 567 square feet available to let for use as a light industrial/craft workshop unit. The building is situated in a rural location approximately 1.10 miles from the village of Bishop Burton and approximately 3 miles from historic Beverley.

OnTheMarket.com

RICS

BISHOP BURTON

Bishop Burton is a charming chocolate box village with most buildings having a black and white colour scheme and centred around a picturesque duck pond and the village green. Records of the village have been traced back to before the Domesday Book, All Saints Church is generally believed to date back to 700AD. The village is located on the A1079 about five miles from the historic town of Beverley and has a lively community with a well used village hall and a popular pub/restaurant. The village is also well known for its College of Further of Education specialising in agriculture, equine and many other subjects. The nearest railway station is in Beverley and there is a regular bus service linking the village to Hull and York.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With large timber entrance doors.

ENTRANCE LOBBY

INNER LOBBY

1.65m x 1.38m (5'4" x 4'6")

W/C

2.10m x 1.39m (6'10" x 4'6")

Cloakroom/store cupboard, Low flush W/C, wash hand basin with tiled splash back.

KITCHEN

3.90m x 1.70m (12'9" x 5'6")

Fitted pine kitchen with grey work surface over, stainless steel sink and drainer with mixer tap over, fridge.

OPEN PLAN WORKSPACE

max 8.32m x 5.37m (max 27'3" x 17'7")

Work benches, several power sockets, KCOM fibre available to the premises.

OFFICE

3.91m x 2.58m (12'9" x 8'5")

Several power points, BT Openreach available

OUTSIDE

PARKING

Parking available

VIEWS

SERVICES

Mains water to be included in with the rent, electricity modest consumption to be included in the rent, drainage via a septic tank is connected to the property. KCOM Fibre & Quickline are connected to the building.

TERM

To let for a minimum for 12 months.

RENT

£540 (£450 plus vat) per calendar month. Rent to be payable monthly in advance together with a deposit in the sum of £450 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

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

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

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

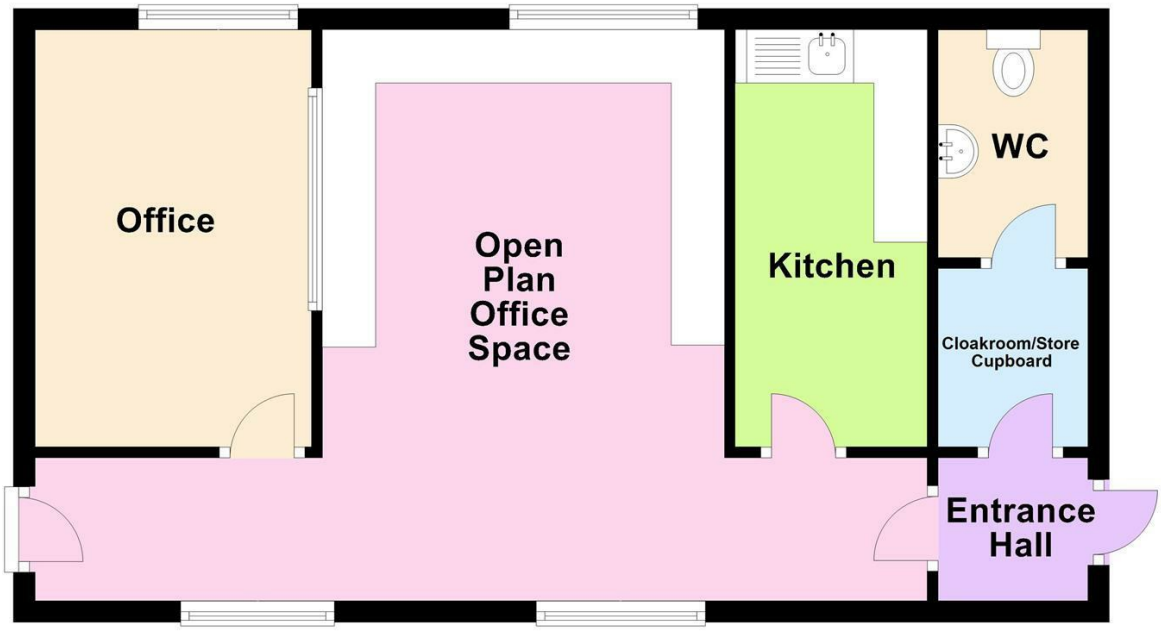
If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Floor Plan

Approx. 52.7 sq. metres (567.0 sq. feet)



Total area: approx. 52.7 sq. metres (567.0 sq. feet)

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