

2 PRIME SHOPS TO LET

UNIT A 44 TOLL GAVEL BEVERLEY

LOCATION

Beverley is an attractive, affluent East Yorkshire market town with a population of 29,110 persons. It is the county town of the East Riding and it is estimated that 40,665 persons live within a 10 minute drive time and 93,000 within a 15 minute drive time.

SITUATION

The property occupies a prime location at the junction of Toll Gavel and Cross Street, adjacent to the Council offices with the Post Office to the rear.

Nearby occupiers include Laura Ashley, EE, Hotter Shoes, Mountain Warehouse, Clarks, Steamer Trading and Bonmarche.

The unit is indicated on the attached street traders plan.

DESCRIPTION

The shop is to be divided into two retail units with ground floor sales, rear storage and first floor storage and staff.

ACCOMMODATION

The units will have the following approximate areas:-

Unit 1

GF Sales	153.29 sq.m.	1,650 sq.ft.
GF Store	19.97 sq.m.	215 sq.ft.
FF Storage/Staff	135.35 sq.m.	1,457 sq.ft.

Unit 2

GF Sales	108.04 sq.m.	1,163 sq.ft.
GF Store	19.97 sq.m.	215 sq.ft.

Layout plans are available upon request.



LEASE

The shops are available for a term of years to be agreed on an effective full repairing and insuring basis subject to rent review.

RENT

Unit 1	£75,000 pax
Unit 2	£55,000 pax

RATES

Once divided, the shop will be re-assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Awaited.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

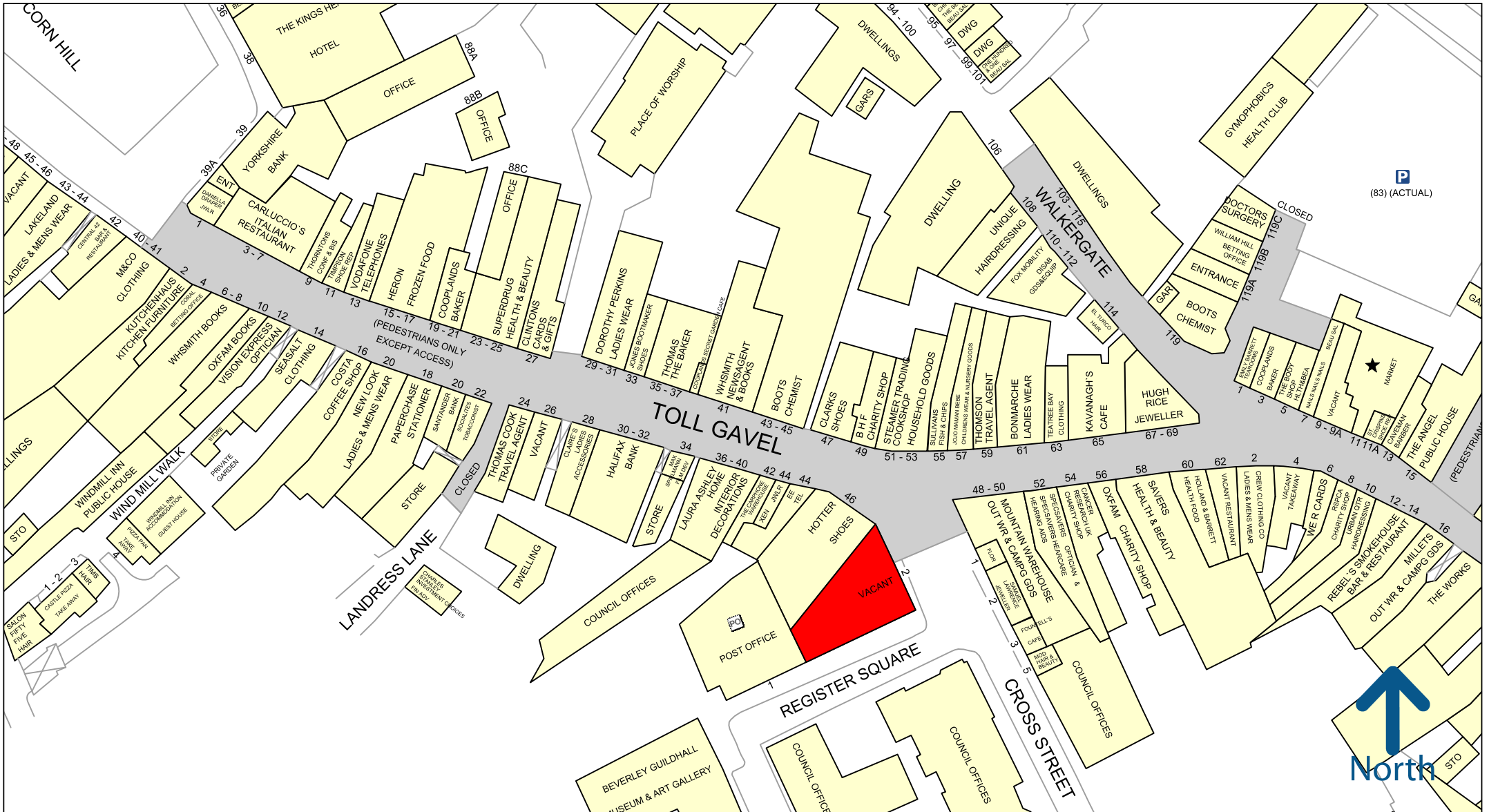
All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole agents, Brackenridge Hanson Tate:-

Tel: 0113 244 9020
Ref: Robin Hanson
Email: robin@bht.uk.com

SUBJECT TO CONTRACT
February 2018



50 metres

Experian Goad Plan Created: 08/02/2018
Created By: Brackenridge Hanson Tate



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