

PRIME SHOP TO LET



46 TOLL GAVEL, BEVERLEY, HU17 9AR

LOCATION

Beverley is an attractive and affluent historic 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 people live within a 10 minute drive-time and 93,056 people within a 15 minute drive time. The town is situated approximately 8 miles (12.9km) north west of Hull and 20 miles (32.2km) south east of York. It benefits from good communications with the M62 lying approximately 10 miles (16.1km) to the south west, and the A1077 Trunk Road linking the town to York.

The town attracts both retailers and shoppers alike because of its attractive historic environment including the Minster and many period buildings, and the diverse range of national and local retailers together with bars, restaurants and cafes, all of which offer a unique shopping experience.

SITUATION

The property occupies a prime location on pedestrianised Toll Gavel, adjoining The White Company and EE and close to Boots, Superdrug, WH Smith, Costa Coffee and many other multiple retailers.

DESCRIPTION

The double storey character property provides well configured ground floor retail space with storage and staff at first floor. Toilet accommodation is provided at first floor level.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	9.75m	32'0"
Internal Width	9.09m	29'10"
Shop Depth	20.80m	68'3"
GF Sales	171.86 sq.m	1,850 sq.ft
FF Stores/Staff	84.94 sq.m	910 sq.ft

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£65,000 per annum exclusive**.

Tel: 0113 244 9020 / www.bht.uk.com

