

PRIME SHOP TO LET



2 TOLL GAVEL, BEVERLEY, HU17 9AJ

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 100% prime location at the top of the pedestrianised Toll Gavel, close to its junction with Saturday Market where a busy open market is held every Saturday and provides car parking for the rest of the week.

Retailers in the close vicinity include Boots, Mint Velvet Superdrug, WH Smith, Browns Department Store, Carluccio's Costa Coffee and many other multiple retailers.

DESCRIPTION

A modern mid-terraced shop of brick construction under a pitched roof providing ground floor sales with first floor ancillary.

Internally at ground floor the unit benefits from lantern lighting on the flat roof to the rear and there are wc facilities at both ground and first floor level.

The entrance to the side provides the opportunity to create a self-contained first floor demise.

The unit is currently subject to refurbishment.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Net Frontage	3.89m	12'9"
GF Sales	92.88 sq.m	999 sq.ft
ITZA		495 units
First Floor	57.70 sq.m	621 sq.ft
Total	150.50 sq.m	1,620 sq.ft

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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 £35,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value £32,750

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C(59). A copy of the EPC is available on request.

LEGAL COSTS

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

VAT

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

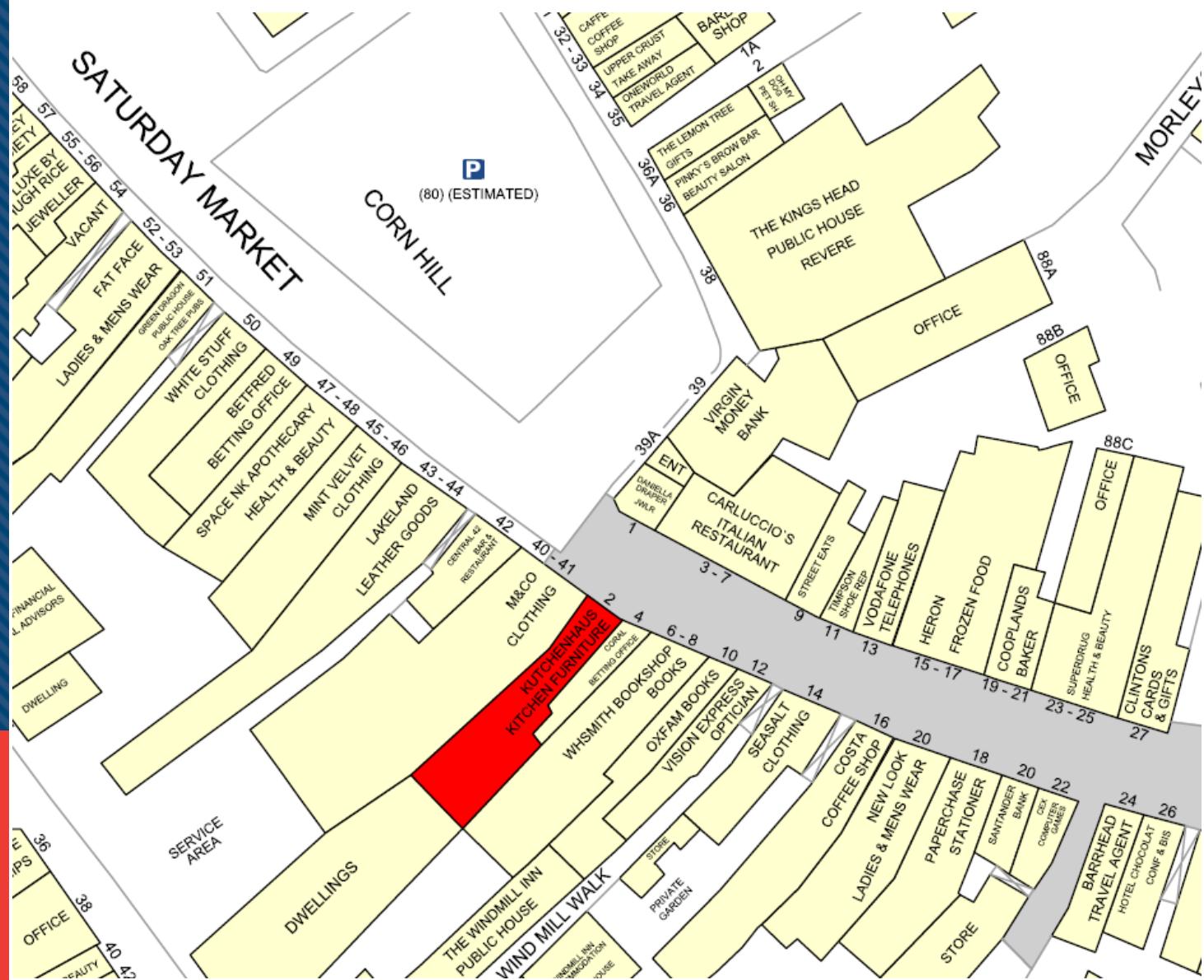
FURTHER INFORMATION/VIEWING

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Subject to Contract
Mar 2022

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the vendor nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.