**Location**
The subject premises occupy a prominent position on Toll Gavel, the prime retail pitch in Beverley linking **Saturday Market** with **Butcher Row**.

Located directly adjacent to the recently opened **Hays Travel** and **Brook Taverner**, other nearby retailers include **Hotel Chocolat**, **The White Company**, **Clintons**, **Boots**, **Mint Velvet** and **Superdrug**.

**Demise**
The property is arranged over ground and first floors, providing the following approximate net internal floor areas.

<table>
<thead>
<tr>
<th></th>
<th>Ground Floor Sales:</th>
<th>First Floor Ancillary:</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,928 sq ft</td>
<td>1,025 sq ft</td>
<td>2,953 sq ft</td>
</tr>
<tr>
<td></td>
<td>179 sq m</td>
<td>95 sq m</td>
<td>274 sq m</td>
</tr>
</tbody>
</table>

**Tenure**
A new 10 year FRI lease, subject to an upward only rent review at year 5.

**Rent**
£85,000 per annum exclusive.

**Rates**
- Rateable Value: £70,000

Interested parties are advised to make their own enquiries to the East Riding Of Yorkshire Council on 01482 393939.

**EPC**
Available upon request.
Misrepresentation Act - Robinson Webster act for themselves and for the vendors and 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 any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.