



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



## BEVERLEY – 33 TOLL GAVEL

A1 RETAIL OPPORTUNITY

### **Location**

The subject premises occupy a prominent position on Toll Gavel, the prime retail pitch in the affluent market town of Beverley, Yorkshire.

Located directly adjacent **Dorothy Perkins**, other nearby retailers include **Hotel Chocolat**, **WH Smith**, **Halifax**, **Clintons**, **Boots**, **Mint Velvet** and **Superdrug**.

### **Accommodation**

The property is arranged over ground floor only, providing the following approximate area:

**Ground Floor : 723 sq ft**

Potential for further sales space at ground floor. Further details on request.

### **Tenure**

A new 10 year FRI lease, subject to an upward only rent review at year 5. Subject to vacant possession.

**Rent**  
£45,500 pax

**Rates**  
Rateable Value: £ 33,250  
Rates Payable 18/19: £ 16,392  
Interested parties are advised to make their own enquiries.

**EPC**  
Available upon request

### **Viewing and Further Information**

Through sole agents, Robinson Webster:

**Ian Webster**  
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50 metres



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