

ROBINSON WEBSTER



## BEVERLEY – 35 TOLL GAVEL

A1 RETAIL OPPORTUNITY

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

### Demise

The property is arranged over ground floor only, providing the following approximate areas.

Ground Floor Sales:	1,204 sq ft	111.85 sq m
Ground Floor Anc:	37 sq ft	3.44 sq m
<b>Total</b>	<b>1,241 sq ft</b>	<b>115.29 sq m</b>

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.

### Rent

£80,000 pax

### Rates

Rateable Value:	£54,500
Rates Payable (18/19):	£26,869

Interested parties are advised to make their own enquiries

### EPC

Available Upon Request

### Further Information

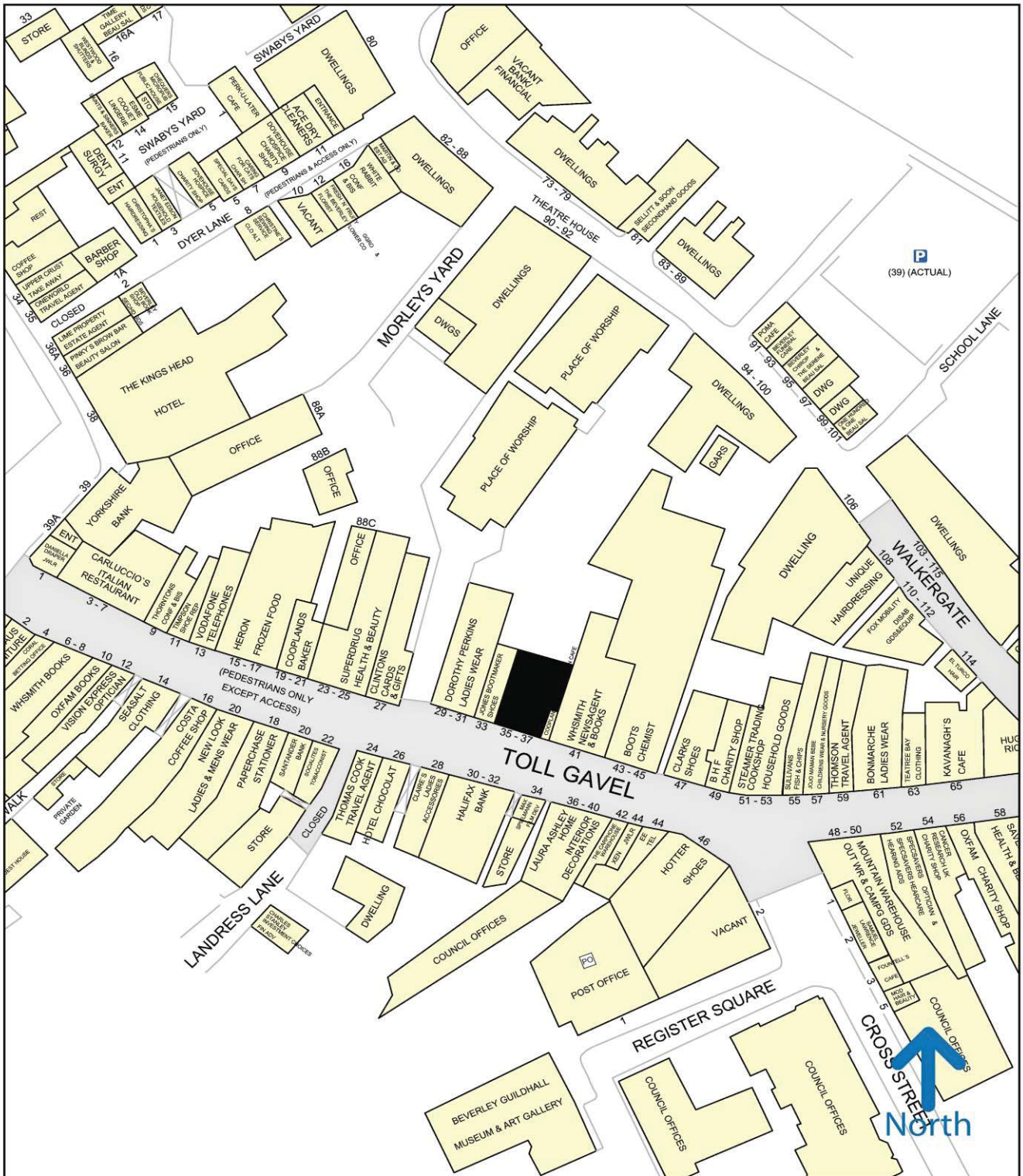
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

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