



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### 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**.

#### **Accommodation**

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

Depth:	26 ft
Width:	50 ft
Ground Floor Sales:	1,204 sq ft
Ground Floor Anc:	37 sq ft
<b>Total:</b>	<b>1,241 sq ft</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

#### **Viewing and Further Information**

Through sole agents, Robinson Webster:

**Ian Webster**  
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50 metres