



To Let

(Subject to Vacant Possession)

51/53 Toll Gavel, Beverley, HU17 9AA

SW

Sanderson
Weatherall



- Prime ground floor and first floor retail unit to let (Subject to Vacant Possession)
- Located the historic market town of Beverley
- Prime location close to retailers such as Oliver Bonas, The White Company, Boots, Brook Taverner, etc
- Rare large unit with good clear ground floor sales accommodation
- To Let on a new lease at an initial rental of **£95,000** pax

Location

Located in the East Riding of Yorkshire Beverley has an estimated population of 30,930 (2021 Census). Famous for its Minster and numerous historic buildings, and its racecourse, the town also attracts large numbers of visitors throughout the year.

The property is located in centre of the prime pedestrian shopping pitch of Toll Gavel close to the junction with Butcher Row.

Directly opposite to the property are the White Company and Oliver Bonas with other retailers nearby including Mountain Warehouse, M&S Simply Food, Boots, TG Jones and many others.

Description

The property is Grade II listed and comprises sales accommodation at ground floor and staff and storage at first floor.

Accommodation

The property provides the following approximate areas.

Ground Floor Sales	280.10 sq m	3,015 sq ft
Ground Floor Stock	15.98 sq m	172 sq ft
First Floor Ancillary	91.41 sq m	984 sq ft

Availability

The shop will be available to let by a date to be confirmed subject to vacant possession.

Lease

The shop will be available on a new lease for a term to be agreed at a rent of £95,000 pax. The lease will be on full repairing and insuring terms.

Rateable Value

The current rateable value of the property is £70,000 pa.

Rent Deposit

The incoming Tenant may be required to pay a rent deposit dependent upon financial status.

EPC

An Energy Performance Certificate has been commissioned and a copy of the certificate will be available upon request.

Legal Costs

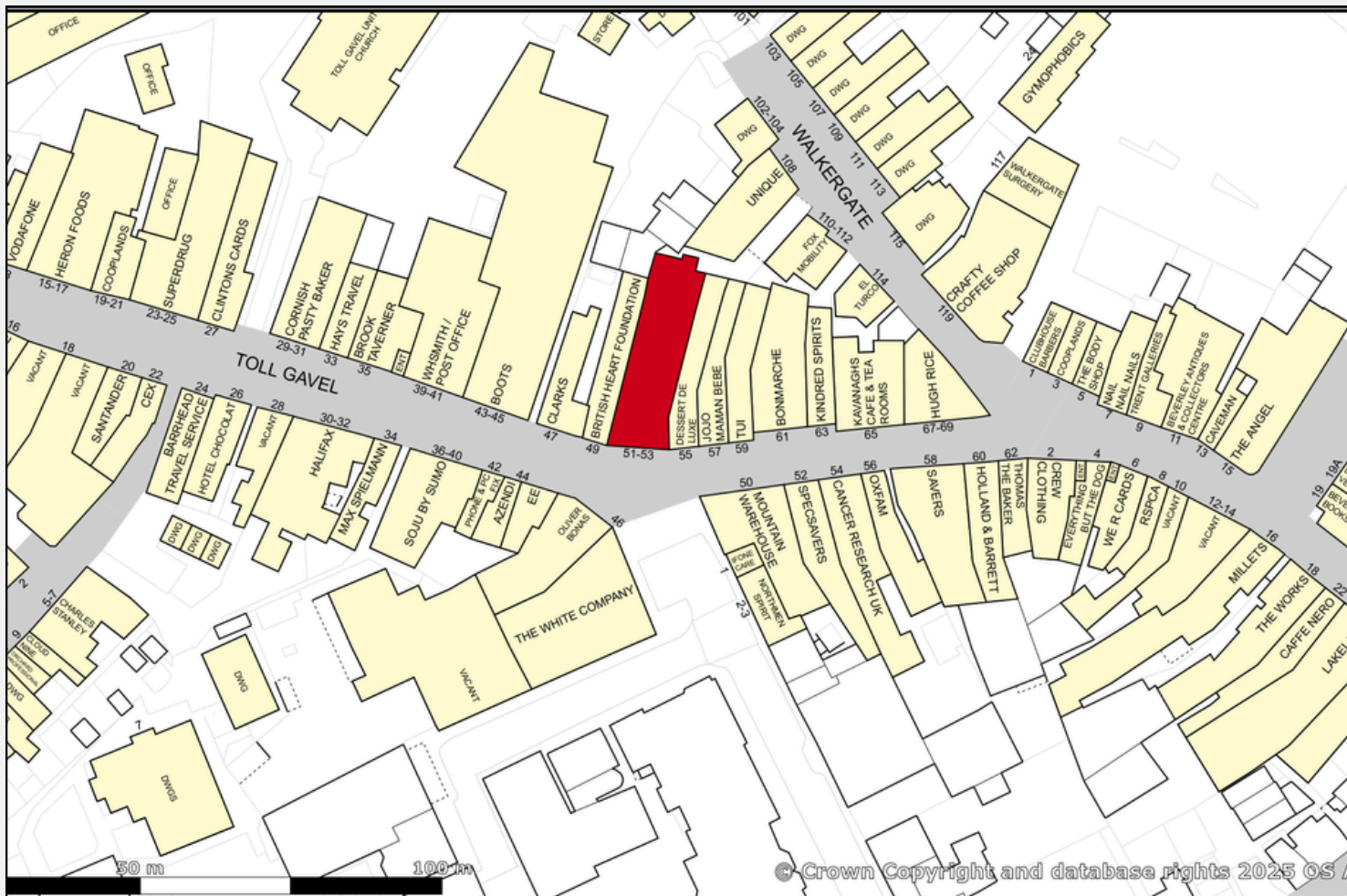
Each party is to be responsible for their own legal and other costs incurred in the transaction.

VAT

The property is elected for VAT so this will be payable on the rent.

Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.



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Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact
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