



BEVERLEY

UNIT A, 44 TOLL GAVEL 2 CROSS STREET, HU17

DUE TO RELOCATION



LOCATION

Beverley is an affluent and attractive market town located approximately 30 miles east of York and less than 10 miles north of Kingston upon Hull in Yorkshire. The town benefits from good road communications and is situated 13 miles north east of Junction 38 of the M62 Motorway.

The property is located on the corner of the pedestrianised Toll Gavel and Cross Street and is close to retailers including Mountain Warehouse, Savers, Hotter Shoes, Laura Ashley Home, Boots, WH Smith and many further national names.

DESCRIPTION

The premises benefit from ground and first floor trading and comprise the following approximate net internal floor areas:-

Ground Floor Sales	273.85 sq m	2,948 sq ft
Ground Floor Ancillary	42.16 sq m	454 sq ft
First Floor Sales	91.23 sq m	982 sq ft
First Floor Ancillary	102.41 sq m	1,102 sq ft
Total	509.65 sq m	5,486 sq ft

TERMS

The premises are available by way of an assignment of a lease for a term of 10 years from 15 March 2008 to 2018 with no further review.

The property may be available on a new lease by negotiation.

RENTAL

£137,500 per annum exclusive

RATES

The current rateable value is £108,000 and rates payable are £53,676 for 2016-17 based on an RV of £49.7p. We recommend all parties make their own enquiries.

VIEWING

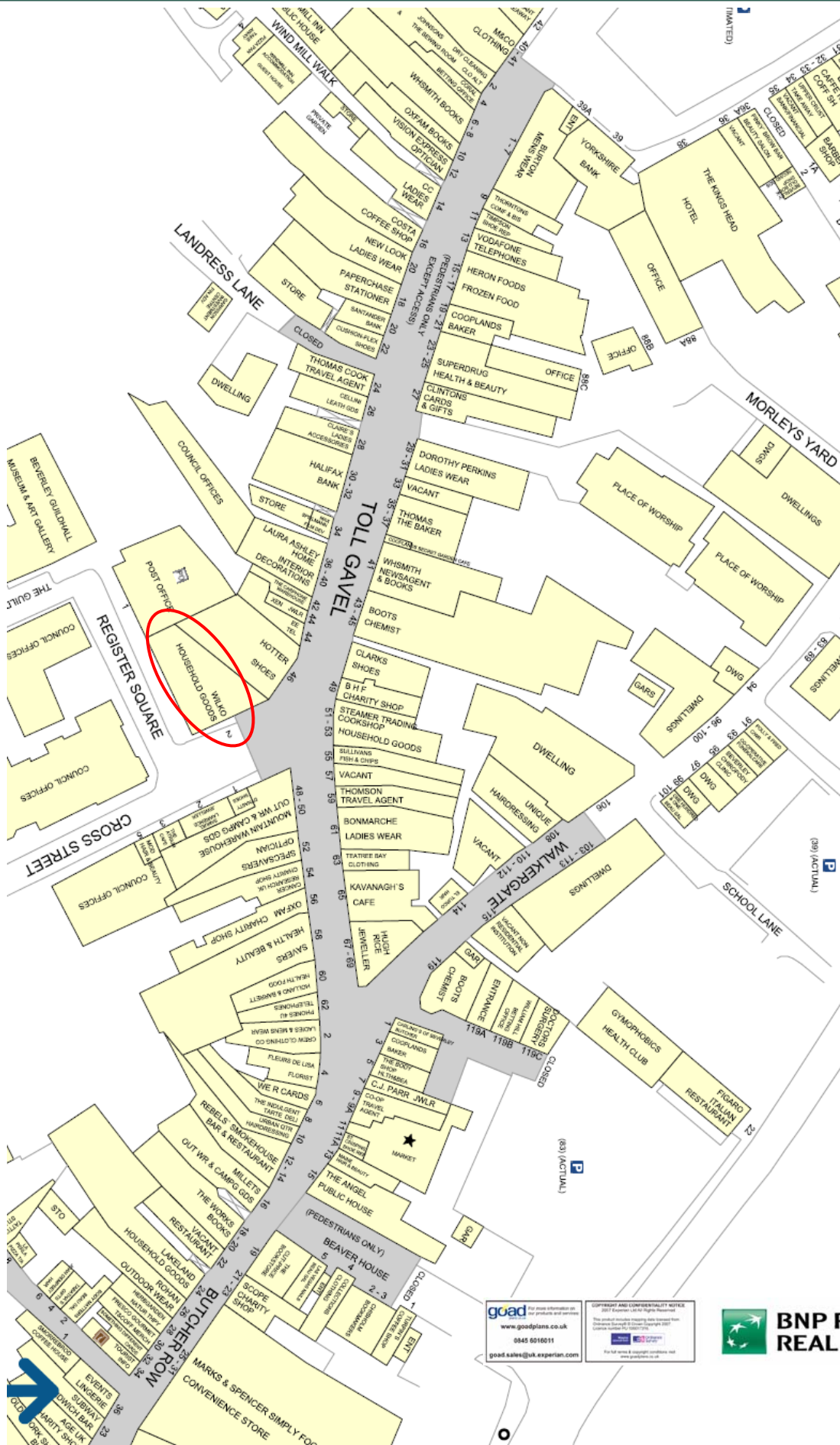
Strictly via:-

Beth Brading

Tel: 020 7338 4362

Email: beth.brading@bnpparibas.com

SUBJECT TO CONTRACT



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0845 6016011
good.sales@uk.experian.com

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Tel: +44 (0) 207 338 4000 Fax: +44 (0)20 7430 2628