

55 Toll Gavel
Beverley, HU17 9AA

TO LET

Prime retail unit, most recently
used as a dessert shop

Ground Floor
1,104 sq ft (102.56 sq m)

First & Second Floor
refurbished 2 bed flat

Situated in a prominent position
in the centre of Beverley

Nearby occupiers include Mountain
Warehouse, The White Company
& SpecSavers Opticians

Guide Rent £35,000 p.a.

Scotts
01482 325634



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LOCATION

The property is situated on the prime pedestrianised pitch of Toll Gavel in the centre of the popular East Yorkshire market town of Beverley.

Toll Gavel together with Butcher Row provides a pedestrian link between Saturday Market and Wednesday Market, the length of which is well represented by a range of national and regional multiples together with a mix of independent retailers.

DESCRIPTION

The property comprises a two-story shop unit with refurbished first and attic floor levels. A door to the rear provides for rear loading and fire escape facilities on to a shared private accessway.

ACCOMMODATION

Ground Floor Retail 1,104 sq ft (102.56 sq m) - net internal area

Flat - with fully fitted kitchen, fitted gas fire, bathroom with bath, basin and W.C

Lounge 15'0" (4.57m) x 12'9" (3.89m)

Bedroom 1 14'0" (4.27m) x 13'2" (4.01m)

Bedroom 2 10'0" (3.05m) x 10'9" (3.28m).

RATEABLE VALUE

The property is described as 'Shop & Premises' with a rateable value of £27,250 (2023 Rating List).

DISPOSAL TERMS

The property is available To Let at a guide rent of £35,000 per annum on a full repairing and insuring lease for a term of years to be agreed. Fixtures and fittings by separate negotiation.

ENERGY PERFORMANCE RATING: C

LEGAL COSTS

The ingoing tenant will be responsible for all reasonable legal costs incurred together with any Stamp Duty Land Tax that may be payable.

FURTHER INFORMATION AND TO VIEW

Contact Tim Powell tim@scotts-property.co.uk 07801 515165

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