

Unit 23A Flemingate,  
Beverley, HU17 0PW

# TO LET

Modern Retail unit with excellent  
frontage and high footfall

Situated opposite Outfit, in a retail  
terrace alongside Peacocks, Costa &  
Superdrug

Flemingate benefits from a 500 space  
car park and many multiples including;  
Debenhams, Outfit, Premier Inn and  
a 6 screen cinema

G.I.A. 78.3 sq m (843 sq ft) with an  
internal width of 5.0m (16'4") x overall  
depth of 16.8m (55'1")

Guide Rent £17,500 p.a.

**Scotts**  
01482 325634



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Not to Scale - For Identification Purposes Only

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## LOCATION/DESCRIPTION

Beverley is a highly regarded market town approximately 10 miles north of Hull. The Flemingate retail and leisure scheme is situated 4 minutes walk from the town centre close to the train station. The development has attracted national retail and leisure operators, benefits from a Premier Inn, a 6 screen cinema and East Riding College. The subject property is shown outlined in red on the Occupier Plan.

## ACCOMMODATION

Fully fitted retail unit with the benefit of a full height glazed shop front ready for immediate occupation.

The Gross Internal Area (GIA) extends to 78.3 sq m (843 sq ft)

## DISPOSAL TERMS

The property is available under the terms of a new lease at a guide rent of £17,500 per annum. The occupier is subject to a Service Charge towards the maintenance and management of the development as a whole. A rent inclusive of building insurance premium and service charge may also be possible. Enquire for details.

## RATEABLE VALUE

The property is described as 'Shop and Premises' with a Rateable Value of £18,750 in the latest rating list. We understand that an appeal has been agreed, whereby the Rateable Value will reduce to £17,500. The local billing authority is East Riding of Yorkshire with reference BEV5000002301N.

## ENERGY PERFORMANCE RATING:

Awaiting Confirmation

## LEGAL COSTS

The incoming 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

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