



kearney bell

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## BEVERLEY – 18 TOLL GAVEL

- PRIME SHOP TO LET
- ALL USES CONSIDERED

### LOCATION

The property is located on the southern side of the pedestrianised Toll Gavel, adjacent to Card Factory.

There are a large number of multiples close by including Seasalt, Oliver Bonas, Superdrug, Mint Velvet, Space NK, Hotel Chocolat, White Stuff and WH Smith.

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

### ACCOMMODATION

The premises provide the following approximate net internal areas.

GF sales	195.1 sq m	2,100 sq ft
1 <sup>st</sup> Floor Anc	86.7 sq m	933 sq ft
2 <sup>nd</sup> Floor Anc	60.0 sq m	645 sq ft
3 <sup>rd</sup> Floor Anc	33.9 sq m	365 sq ft

### RENT

£77,500 per annum plus VAT, payable quarterly in advance.

### SERVICE CHARGE

n/a.

### RATES

Rateable value (2023) £53,000

Interested parties are advised to make their own enquiries via the local authority.

### TIMING

Available asap.

### HANDOVER

The unit is to be handed over as seen.

### EPC

Available on request.

### PLAN

Available on request.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

Inspections by appointment with:  
**Aaron Bell**  
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