

Heaney
Micklethwaite

Commercial Property Consultants

**FREEHOLD INVESTMENT
FOR SALE**



**27 TOLL GAVEL
BEVERLEY
HU17 9AA**

27 Toll Gavel, Beverley

LOCATION:

The property is located on Toll Gavel which is the principle pedestrianised shopping street in the market town of Beverley. Nearby occupiers include Superdrug, Cooplands, Heron Foods, Vodafone, Costa Coffee and Hotel Chocolat.

DESCRIPTION:

The property occupies a 3 storey shop constructed from brick under a clay pantile roof. The premises have a modern plate glass shop front and traditional sash windows on the upper floors and rear.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Sales	1,061 sq ft	98.6 sqm
Ground Floor Store	271 sq ft	25.2 sqm
First Floor Store	1,014 sq ft	94.2 sqm
Second Floor Store	326 sq ft	30.3 sqm

TENANCY:

The property is let to Esquire Retail Limited trading as Clintons for a term of years ending 31 January 2026 with a tenant break on 31 July 2025 at a rent of £60,000 per annum without review. The lease is on FRI terms with Schedule of Condition.

TENURE:

Freehold subject to the existing lease.

PRICE:

Offers in the region of £810,000 are invited for the freehold interest.

VAT:

All prices and rents quoted are exclusive of, but may be subject to VAT.

ANTI-MONEY LAUNDERING:

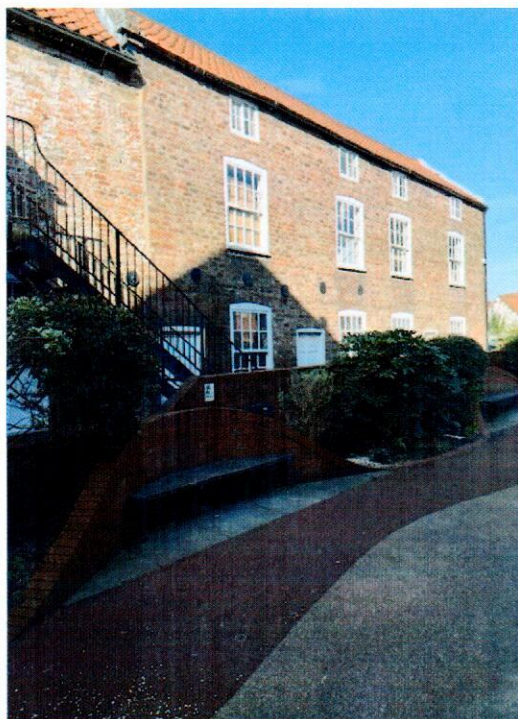
In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

27 Toll Gavel, Beverley

VIEWING:

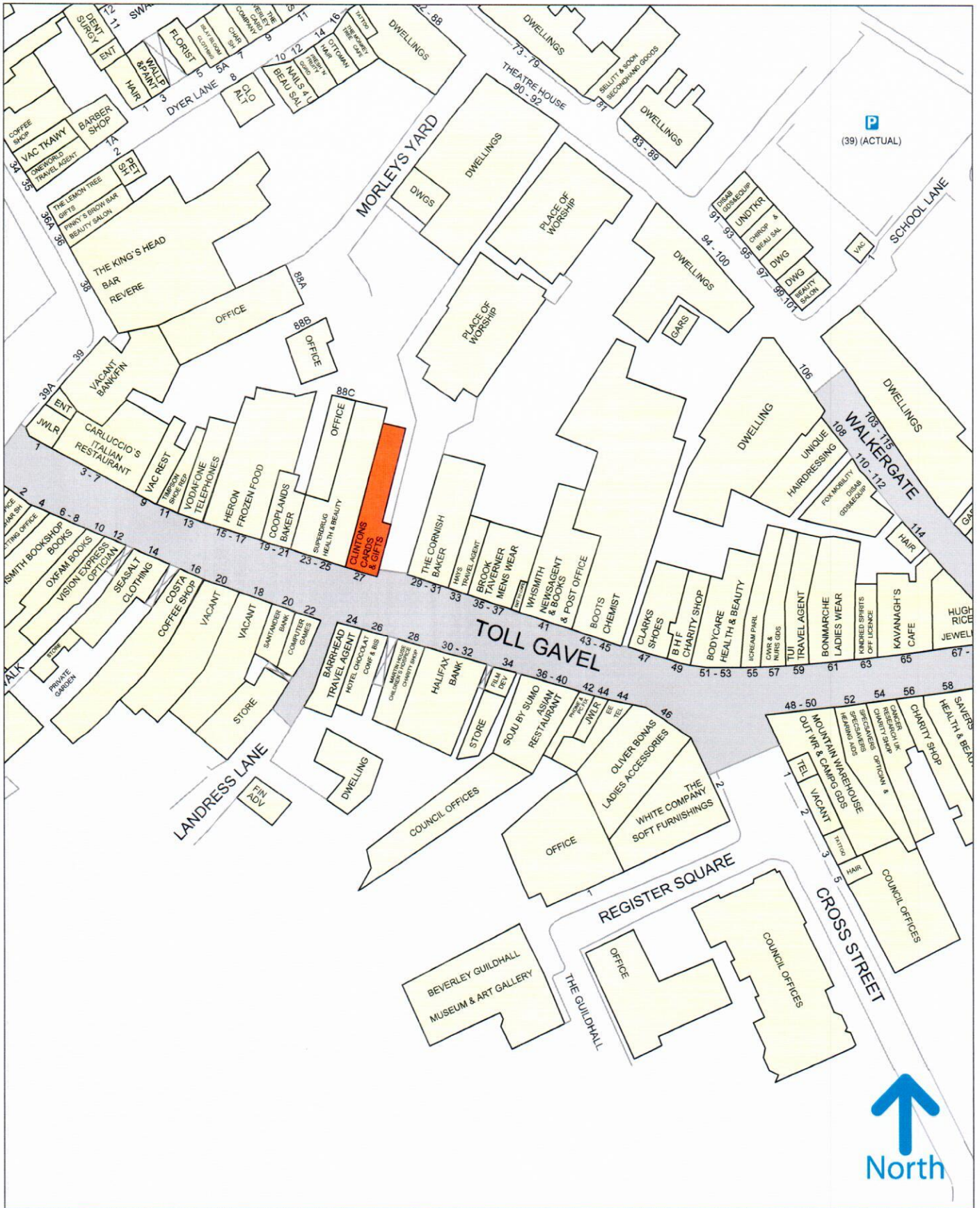
Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**



REAR OF PROPERTY





50 metres

Experian Goad Plan Created: 05/03/2024
Created By: Heaney Micklethwaite

