

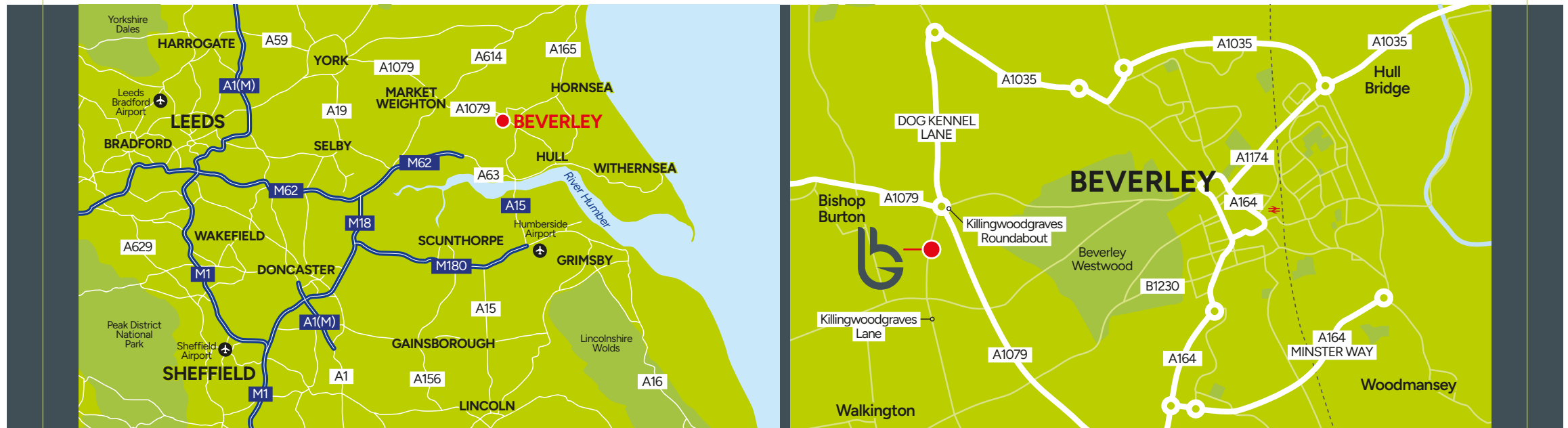


Beverley Gateway

KILLINGWOLD, BEVERLEY, HU17 8QX



Roadside Development Site situated on the A1079 | **TO LET**



Accommodation

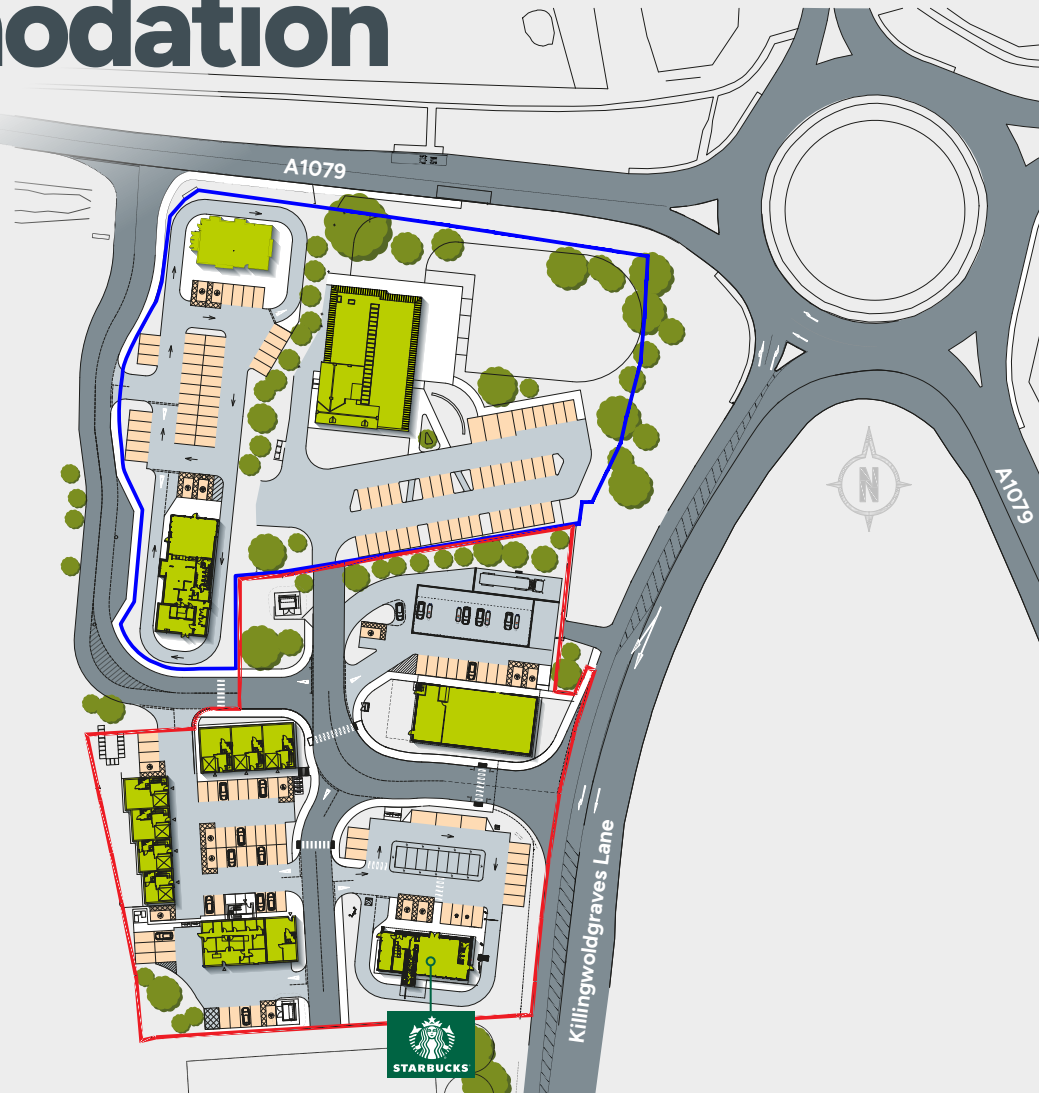
Key points

- Suitable for Additional Drive Thru Operators
- Design & build to suit occupiers specification
- Planning for existing Farmhouse Conversation
- Suitable for Retail Café Restaurant, Vets, Nursery, Medical and Other uses under Class E
- Designated Site Plots Available with outline planning
- Excellent location with easy access to the A63 / M6

Services

The units will benefit from a 3-phase electric supply, water and drainage. Telephone and broadband are available subject to contracts with the suppliers.

- Phase 1
- Phase 2 (subject to planning)



Suitable uses:



Petrol Filling Station



Nursery



Medical



Office



Drive Thru



Retail



Vets



Café

Roadside Development
Site situated on the A1079
to York, Beverley & Hull



Starbucks
Drive Thru
Agreed



Peel
Vet Clinic
Agreed

Planning for
Petrol Filling
Station



Planning

Use Class E, Sui generis Petrol Filling Station & Drive Thru of the Town and Country Planning (Use Classes) Order 1987 as amended.

Tenure

Units are available TO LET on full repairing and insuring leases. Other terms by way of negotiation.

Price / Rent

On application.

Service charge

A service charge will be payable for ongoing repairs and maintenance of common estate areas. Further information on this can be provided on request.

EPCs

Expected EPC rating A. EPC's will be available following completion of the scheme.

VAT

VAT is applicable to all costs associated with the units.

Data Room

Please see data room for additional information and plans.

Contact

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