



**To Let**  
**42 Toll Gavel, Beverley,**  
**HU17 9AR**

- Prime retail unit in very prominent location
- 73.06 sq m 787 sq ft
- Located in Beverley's busiest pedestrianised shopping street
- Close to a number of national multiple traders
- Attractive frontage
- Accommodation spread over three floors
- Ideal for most types of use
- Available on new lease
- Rent £22,500 pa

## Location

Beverley is one the north of England's most popular market towns generating strong demand for all types of retail property. The historic town centre contains mainly Listed buildings including the internationally recognised Beverley Minster. The retailing core of the town is located in Saturday Market, Toll Gavel and Butcher Row with many national retailers represented.

## Description

This is a particularly well located retail unit in an attractive pedestrianised location.

The retail area will have new lighting and security shutters to the main window. The rear door opens on to a small shared courtyard.

On the first floor is an office with large bay window, Kitchen/staff Room and wc. On the second floor is a further office or store.

## Accommodation

Retail Area	34.19 sq m	368 sq ft
First Floor	21 sq m	226 sq ft
Second Floor	17.8 sq m	368 sq ft
<b>Net Internal Area</b>	<b>73.06 sq m</b>	<b>787 sq ft</b>

## Services

All mains services are connected.

## Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £21,250. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal. **Note: No rates are payable for the rating year April 2020-21.**

## Rent

£22,500 pa, exclusive of VAT

## Lease

A new lease for a term of 5 years is available.

## VAT

Prices and rent, where quoted, are exclusive of VAT.

## Energy Performance Certificate

Available on request

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)

Joint agents PPH Commercial  
**Matt Penrose**  
01482 626947  
07736 839043  
[matt.penrose@pph-commercial.co.uk](mailto:matt.penrose@pph-commercial.co.uk)

**Tom Penrose**  
01482 626901  
07885 648888  
[Tom.penrose@pph-commercial.co.uk](mailto:Tom.penrose@pph-commercial.co.uk)