

# FAWLEY · WATSON · BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

### UNIT 2A, BLOCK A FLEMINGATE SHOPPING CENTRE BEVERLEY



#### LOCATION

Beverley is an affluent market town within the heart of East Yorkshire and lies approximately 22 miles north west of Hull 35 miles east of York.

Flemingate is a major town centre mixed use development including 125,000 sq ft of new retail accommodation with a strong tenant line up including **H&M**, **Debenhams**, **River Island** and **Top Shop** which sit alongside a new 6 screen cinema, restaurants and East Yorkshire College Campus.

The subject property is adjacent **Poundland** with nearby national occupiers including **Starbucks**, **Peacocks**, **River Island**, **Card Factory** and **Costa**.

#### ACCOMMODATION

The property is arranged over ground floor only with the following approximate area:

Ground Floor Sales	371 m <sup>2</sup>	4,000 sq ft
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#### RENT

On application.

#### LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews on expiry of each 5th year of the term.

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#### RATES

To be assessed.

Interested parties are advised to make their own enquiries to the Local Rating Authority

#### LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

#### VIEWING

Strictly by appointment with agents Fawley Watson Booth contact Michael Fawley or Julie Fawley 0113 234 7900 or e-mail [Michael@fawleywatsonbooth.com](mailto:Michael@fawleywatsonbooth.com) or [julie@fawleywatsonbooth.com](mailto:julie@fawleywatsonbooth.com). Alternatively contact our joint agents McMullen Wilson on - 0203 058 0200

#### ALL FIGURES ARE QUOTED EXCLUSIVE OF VAT SUBJECT TO CONTRACT

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