# FAWLEY-WATSON-BOOTH RETAIL & COMMERCIAL PROPERTY CONSULTANTS



## 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 to **Top Shop** 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 232 m<sup>2</sup> 2,500 sq ft

## 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.



# FAWLEY-WATSON-BOOTH RETAIL & COMMERCIAL PROPERTY CONSULTANTS

## UNIT 4B, BLOCK A FLEMINGATE SHOPPING CENTRE BEVERLEY

## **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 on 0113 234 7900 or e-mail michael@fawleywatsonbooth.com or julie@fawleywatsonbooth.com. Alternatively contact our joint agents McMullen Wilson on - 0203 058 0200

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

Misrepresentation Act 1967 and Property Misdescription Act 1991. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be constructed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. The landlord has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your diviser for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk or obtained from Royal Institute of Chartered Surveyors, telephone No: 020 7334 380



