

# FAWLEY·WATSON·BOOTH

## RETAIL & COMMERCIAL PROPERTY CONSULTANTS

### UNIT 4B, 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 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.

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