



## Toll Gavel, Beverley, HU17 9AR

INVESTMENT/DEVELOPMENT OPPORTUNITY - PRIME RETAIL PROPERTY (HIGH STREET) - PRIME SHOP IN FINEST POSITION ON PEDESTRIANISED TOLL GAVEL DIRECTLY OPPOSITE BOOTS AND W.H. SMITH.

**Offers Over: £500,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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### GROUND FLOOR

A ground floor shop with first floor and second floor space suitable for residential development (subject to planning consent).

### ACCOMMODATION

#### GROUND FLOOR

1692sq ft

#### FIRST FLOOR

Not known (part office - part ancillary)

#### SECOND FLOOR

Not known (approached via loft ladder)

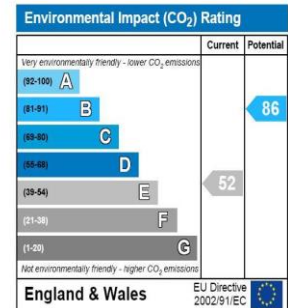
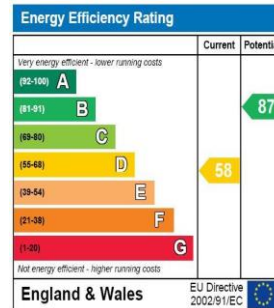
### LETTING

Previously let at £92,200 p.a. to Laura Ashley.

Presently held on temporary tenancy by Laura Ashley in administration.

### OFFERED WITH VACANT POSSESSION

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Saturday: 09:00 - 17:30

sunday: Closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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