



**UNIT 3, BLOCK A**  
PRIME LEISURE OPPORTUNITY  
AVAILABLE TO LET (USE CLASS E)  
From 2,408sq.ft - 8,939sq.ft

HU17 0NQ

**FLEMINGATE**  
BEVERLEY

FASHION | FOOD | FILM | FUN



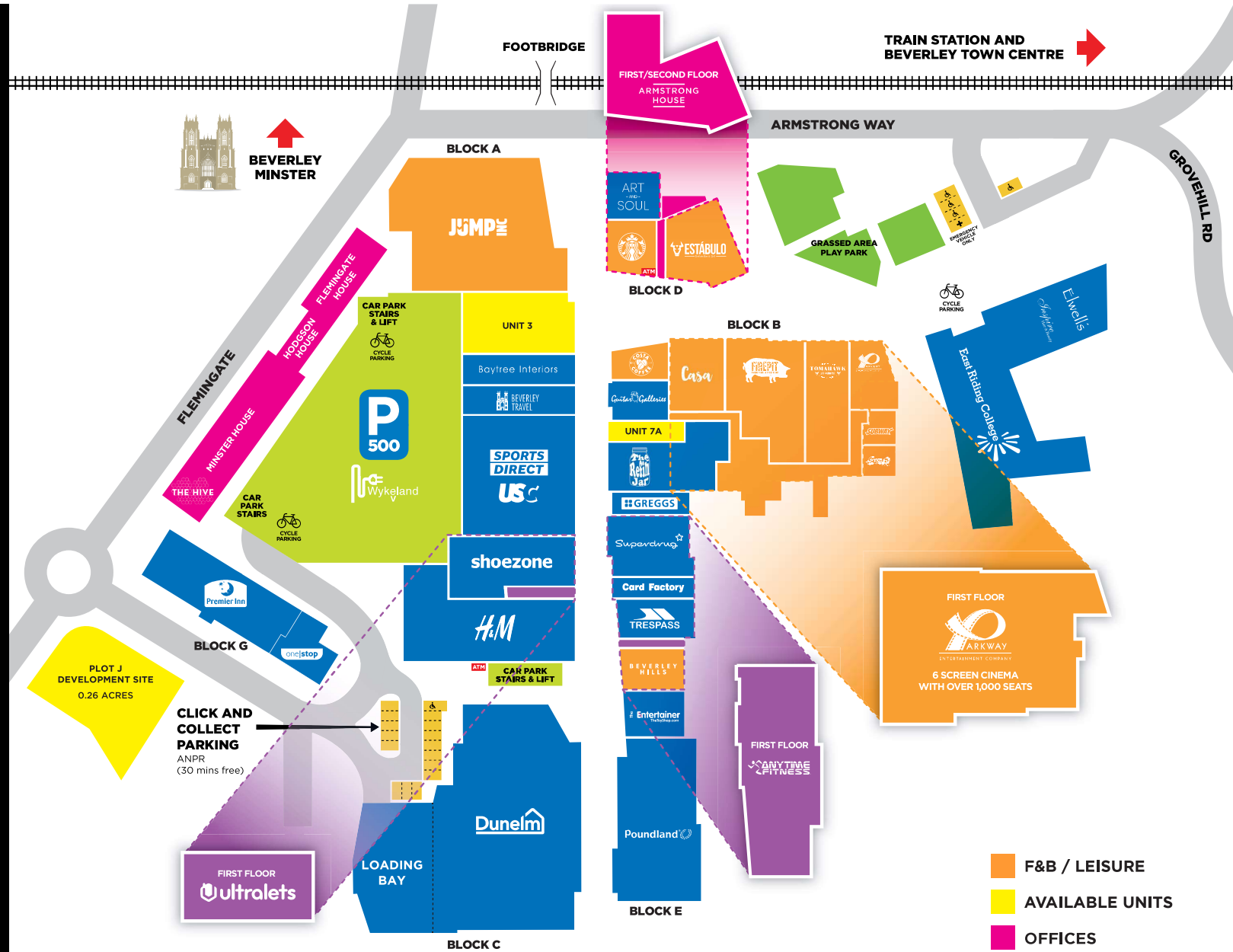
POSITIONED IN THE TOWN CENTRE WITH VIEWS OF THE MINSTER

EASILY ACCESSIBLE BY MAIN ROAD

GREAT TRANSPORT LINKS FROM NEARBY TOWNS AND CITIES

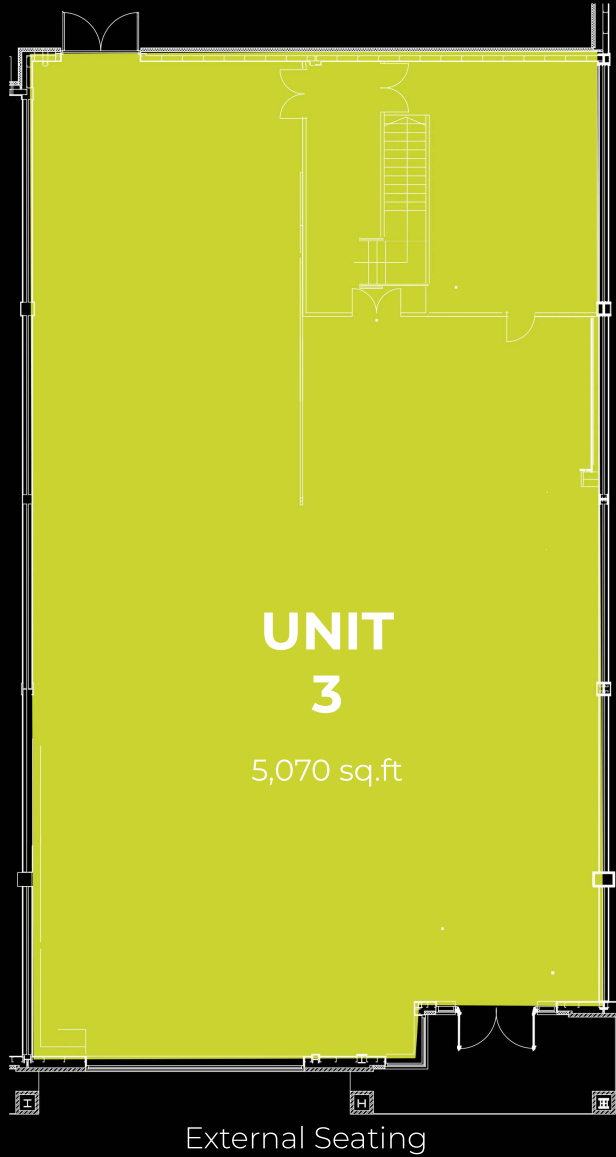
1 MINUTE FROM TRAIN STATION

# FLEMINGGATE LOCATION

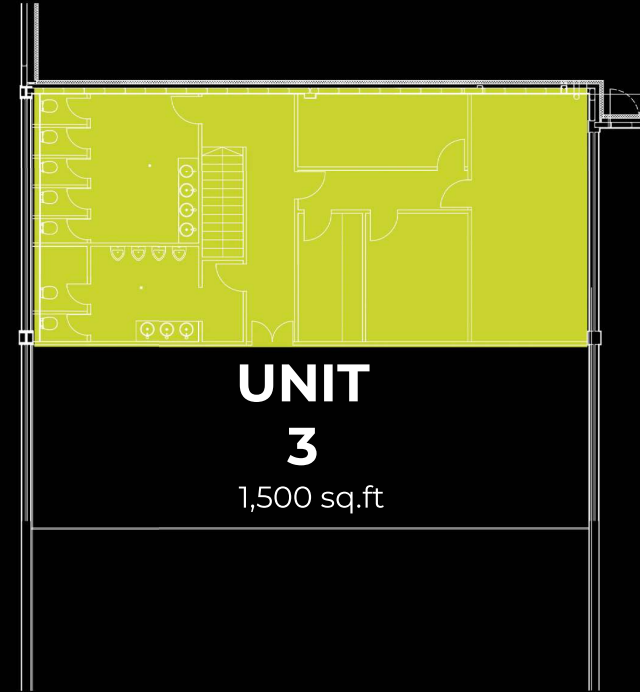


# Floor Plans

## Ground Floor

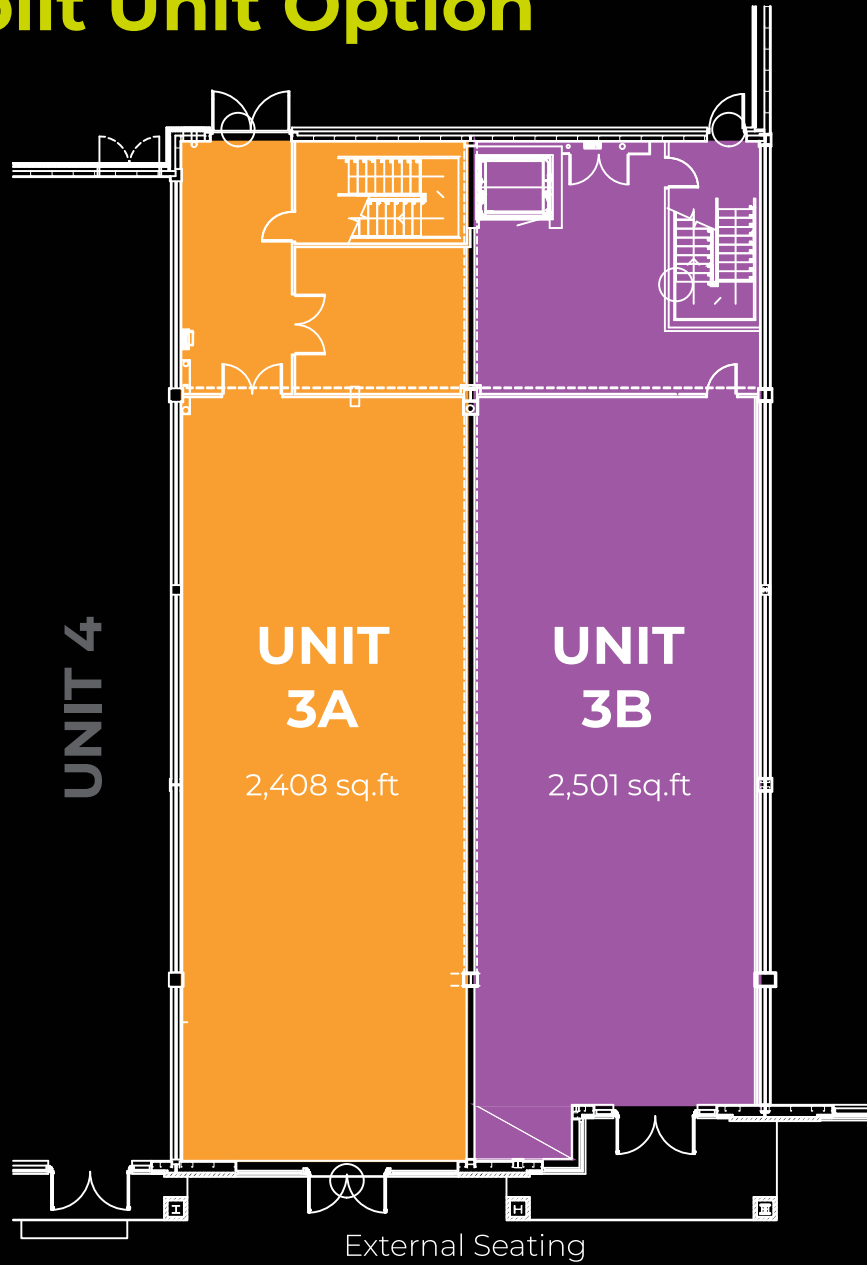


## First Floor Mezzanine

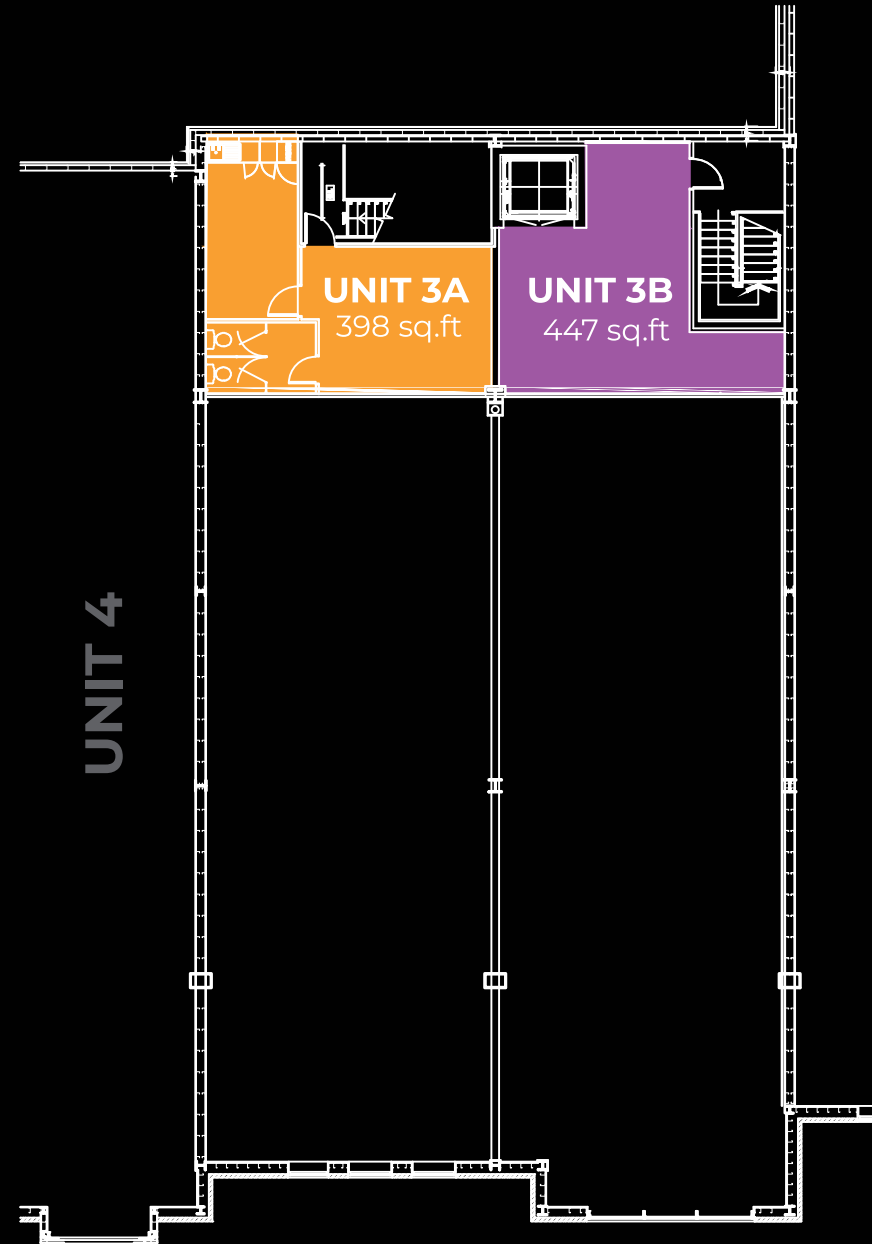


# Split Unit Option

## Ground Floor



## First Floor Mezzanine



# ALL ENQUIRIES

**RAWSTRON**  **JOHNSON**

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## **Planning & Licensing**

The premises currently benefit from Use Class E planning use permitting restaurant, leisure and retail uses. The unit may be suitable for other uses subject to planning consent. The end occupier will need to apply for the requisite premises licence if required.

## **EPC**

Available upon request

## **Terms**

The unit is available on an effectively Full Repairing and Insuring lease for a term of years to be agreed. Rent on application.

## **VAT**

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

## **Legal Costs**

Each party to be responsible for their legal costs in relation to this transaction.

Wykeland Beverley Limited give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) Wykeland Beverley Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective tenants must satisfy themselves as to their accuracy;

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