TO LET – Retail / Leisure unit

Unit 10, Block B, Flemingate, Beverley, HU17 0NQ

Location

Flemingate is home to several major national retailers, including **H&M, Dunelm, Sports Direct, and Superdrug**. The development also features a variety of leisure operators, including:

- A 6-screen multiplex cinema
- A 14,000 sqft Jump Inc Inflatables arena
- A 4,000 sqft Ninja Course
- 80 Bed Premier Inn
- Restaurants / Cafes - **Tomahawk, Ambiente, Boardroom, Firepit and Beverley Hills Diner, along with Costa Coffee and Starbucks**

Other footfall drivers on site include East Riding College with its 2,500 students and the 500-space car park.

Description

This retail unit is situated on the ground floor and provides a Gross Internal Floor Area 2,195 sqft.

Terms

The unit is available for occupation on an effective full repairing and insuring basis for a term of years to be agreed for a rent of £17,500 pax.

Business Rates

The Valuation Office has assessed the unit, giving a rates payable as of April 2026 as approximately £8,420 pa.

Planning

The premises benefit from a Class E planning use.

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.

Viewing

Will Hepplewhite
M: 07846 006790
E: wh@pudneyshuttleworth.co.uk

Richard Shuttleworth
M: 07747 008458
E: rs@pudneyshuttleworth.co.uk

Miriam Hughes
M: 07470 862042
E: mh@pudneyshuttleworth.co.uk

Or our joints agents Rawstron Johnson - Tel - 0113 450 7000

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or other- wise, arising from the use of the particulars is hereby excluded. SUBJECT TO CONTRACT. AML - Pudney Shuttleworth are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling to letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed. March 2026

Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS

TO LET – Retail / Leisure unit

Unit 10, Block B, Flemingate, Beverley, HU17 0NQ

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or other- wise, arising from the use of the particulars is hereby excluded. SUBJECT TO CONTRACT. AML - Pudney Shuttleworth are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling to letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed. March 2026

Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS

TO LET – Retail / Leisure unit

Unit 10, Block B, Flemingate, Beverley, HU17 0NQ

Misrepresentation Act. The particulars in this brochure have been produced in good faith, are set out as a general guide and accuracy cannot be guaranteed. They do not constitute the whole or part of any contract. All liability, in negligence or other- wise, arising from the use of the particulars is hereby excluded. SUBJECT TO CONTRACT. AML - Pudney Shuttleworth are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling to letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed. March 2026

Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS