

32-34 Market Place Pocklington YO42 2AR



Situated in the heart of the market town of Pocklington, this 2 storey unit offers excellent shop frontage to the main shopping area. In addition to the retail area the unit benefits from an office and W.C. with a total area of just over 106m² (1149 sq ft).

Offers in the region of,

£ 17,000 p.a

2 Railway Street, Pocklington, York YO42 2QZ

Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk

Associated offices at Market Weighton and York

LOCATION

Pocklington is a market town approximately 14 miles east of York and 25 miles west of Hull. The town serves a large rural catchment area, and has a range of quality shopping facilities, incorporating a combination of national chain stores and local independent traders.

DESCRIPTION:**GROUND FLOOR RETAIL SPACE** 7.47m x 4.63m

With large display windows and window display set up.

OFFICE AND WC 4.16m x 4.02m**FIRST FLOOR RETAIL SPACE** 9.40m x 5.07m**ROOM ONE** 3.37m x 3.15m**ROOM TWO** 3.26m x 3.10m**WC** 2.31m x 1.63m**ADDITIONAL INFORMATION****TENURE**

Leasehold - terms of lease to be negotiated

BUSINESS RATES

Rateable value of £11,750 - 2017 (Valuation Office Agency website).

The actual rates payable may vary due to the possibility of transitional and small business rate relief. Interested parties should verify the rateable value and any reliefs available with East Riding of Yorkshire Council Business Rates Dept (01482 887700).

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating: 78 - D

LOCAL AUTHORITY

East Riding of Yorkshire Council

VIEWING ARRANGEMENTS

Please contact R M English to arrange a mutually convenient appointment to view. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

SERVICES & APPLIANCES

At the time of preparing these lettings particulars we were assured by the owner/occupier that all installations/appliances mentioned in these lettings particulars were in working order. However, an independent expert has not tested them recently unless stated therein.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

