



To Let

One of the largest retail units in the town centre

12 Market Place

Pocklington

York

YO42 2AR

Ground Floor 201 sq m (2,164 sq ft)

Very prominent corner unit

Extensive first floor accommodation

This is a rare opportunity to acquire one of the largest units in the main retail area of the town centre. The location is also very prominent, occupying a corner site, with return frontage to Regent St.

The property was originally two buildings and could be re-separated, although the Landlord would prefer a single letting. There is also extensive accommodation on the first and second floor.

Interested parties are invited to discuss their requirements with the agents.

Location

Pocklington is a busy market town which has expanded rapidly during recent years, as well as serving a growing rural catchment area.

York is 13 miles to the West and Beverley a similar distance to the East.

The town centre is very compact with few opportunities for further expansion.

Description

This is a prominent, mainly two storey building, with large single storey, rear extension. There are display frontages to both Market Place and Regent St.

Accommodation

The building is currently occupied as a bank, with banking hall, and offices on the ground floor and extensive offices, stores and Kitchen on the first floor. There is also storage on the second floor and a cellar under part.

| | |
|---------------------|-------------------------------|
| Ground Floor | 201 sq m (2,164 sq ft) |
| First Floor | 106 sq m |
| Second Floor | 28 sq m |

Services

Mains gas, water, electricity and drainage.

Rates

The Rateable Value is £26,250. From April 2023 this will be reduced to £23,750.

Rent

Rent and lease terms are available on request

VAT

Prices and rent, where quoted, are exclusive of VAT.

Energy Performance Certificate

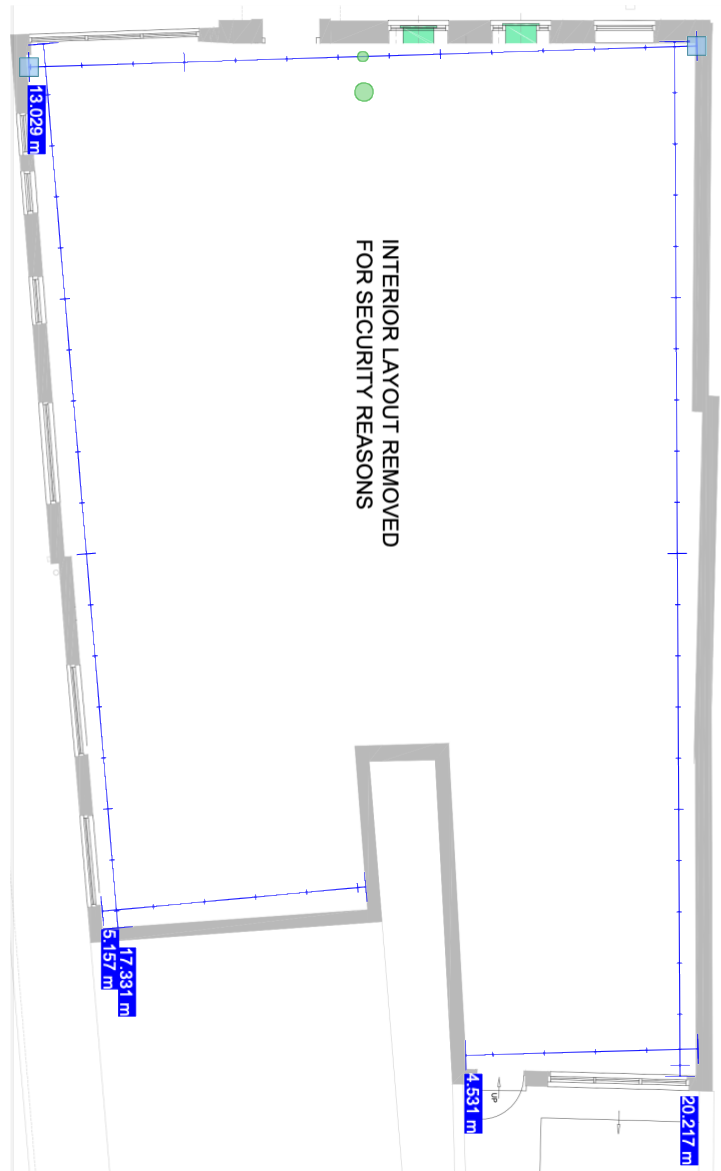
The building has an EPC rating of D.

A copy of the certificate is available on request.

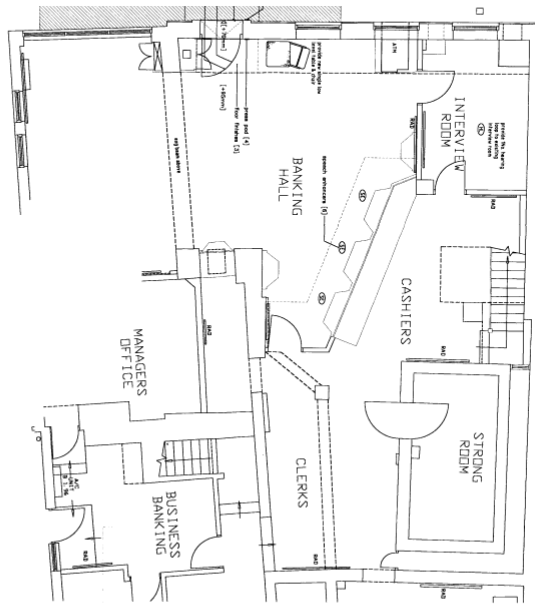
Viewing and further information

By appointment with Briggs Burley
Contact John Burley 07949 154881
jburley@briggsburley.co.uk

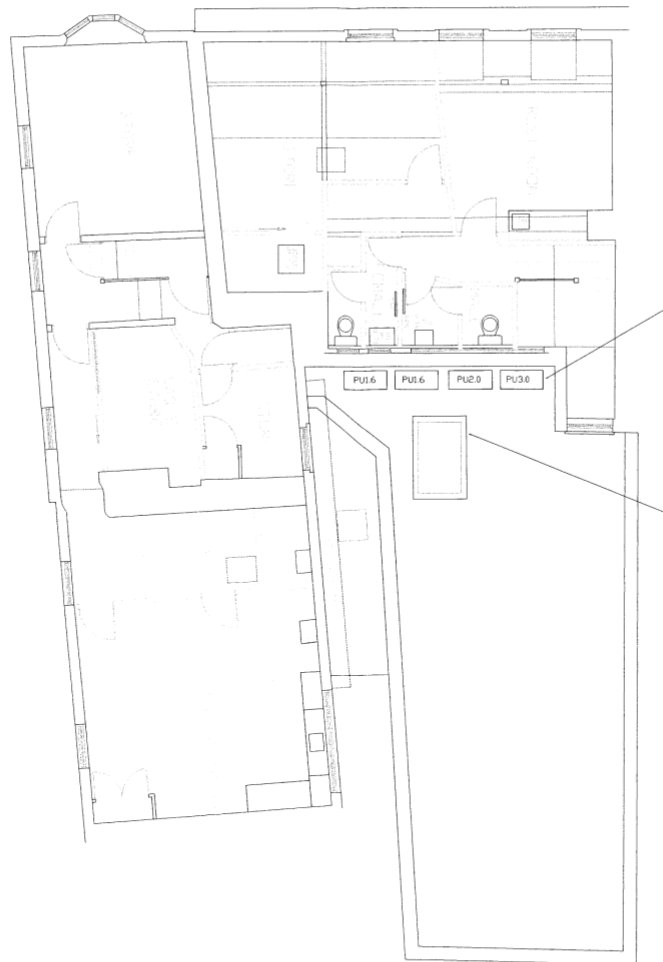




Overall dimensions of ground floor



Detail front section of ground floor excluding single storey rear extension



First Floor