



To Let

**86 Market Place
Pocklington
YO42 2AB**

Prominent retail unit with double frontage, situated next to the Post Office

Location

Pocklington is a busy market town with a large rural catchment area.

The property occupies a prominent location, next to the Post Office, a day nursery, pet food shop and other retailers.

Description

This is a ground floor lock up retail unit with an impressive double display frontage.

Accommodation

Retail area	65.2 sq m (700 sq ft)
Store/kitchen	12.9 sq m (140 sq ft)

Services

Mains water, electric and drainage

Rates

The Rateable Value from April 2023 is £10,000

Rent

£13,000 pa

Lease

A new lease for a term of 6 years is available.

VAT

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

Energy Performance Certificate

The building has an EPC rating of C

A copy of the certificate is available on request.

Viewing

By appointment with Briggs Burley
Contact John Burley 07949 154881

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