



To Let

Two new retail units and offices in the centre of this busy market town

**12 Market Place
Pocklington
York
YO42 2AR**

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|----------|----------|
| Unit One | 105 sq m |
| Unit Two | 36 sq m |
| Offices | 125 sq m |

Former HSBC Bank, occupying a prominent location in busy market town. To be split and provide two retail units and self contained offices.

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. The central window in Unit One will be altered to provide the main access.

Accommodation

It is proposed that the building will be split to provide two retail units and self contained offices. However, the building could be let as a whole, if required.

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|-----------------|----------------------|----------|
| Unit One | Frontage approx | 7.0m |
| | Overall depth approx | 20.0m |
| | Floor area approx | 105 sq m |
| Unit Two | Frontage approx | 5.5m |
| | Overall depth approx | 12m |
| | Floor area approx | 36 sq m |
| Offices | Ground floor | 15 sq m |
| | First floor | 90 sq m |
| | Second floor | 20 sq m |

Dimensions and floor areas are provided for guidance only, pending refurbishment.

Services

Mains gas, water, electricity and drainage.

Rates

The Rateable Value is £23,750. A revised assessment will be required following refurbishment.

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



