



## To Let

**Woody's Cook House**  
**31 Market Place**  
**Pocklington, YO42 2AS**

An exciting opportunity to operate a restaurant in this recently restored, fully fitted building, right in the centre of this busy market town.

This is an exciting opportunity to acquire a restaurant which has only recently been created, is fully equipped and ready to open. The location could not be better and the recent refurbishment has revealed the high quality detailing of the original building. The quality of the refurbishment is impressive and little expense has been spared in creating this unique venue.



### **Location**

Pocklington is a busy market town, serving a large rural catchment area, mid way between Beverley and York. Over recent years the town has experienced an unprecedented level of growth.

The restaurant occupies a prime position, right in the centre of Market Place.

### **Description**

This were formerly Westminster Bank and probably one of the grandest buildings in the town centre. Inside the high coffered ceilings, a central lantern with coloured glass and attractive fenestration create a very light and attractive ambience. This has been enhanced by a recent scheme of refurbishment which has transformed the building into a unique setting.

### **Accommodation**

In addition to the main restaurant area which provides 52-64 covers, the recent works have included the creation of a bar area, complete new kitchen with excellent extraction equipment, basement storage and potential one bedroom flat on the first floor.

### **Services**

All mains services are connected.

## Rates

The Rateable Value from April 2023 will be £13,000.

## Rent

Details on request.

## Lease

A new lease is available for a term of 10 years.

## VAT

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

## Energy Performance Certificate

The building has an EPC rating of E

A copy of the certificate is available on request.

## Viewing

By appointment with Briggs Burley  
Contact John Burley 07949 154881  
[jburley@briggsburley.co.uk](mailto:jburley@briggsburley.co.uk)

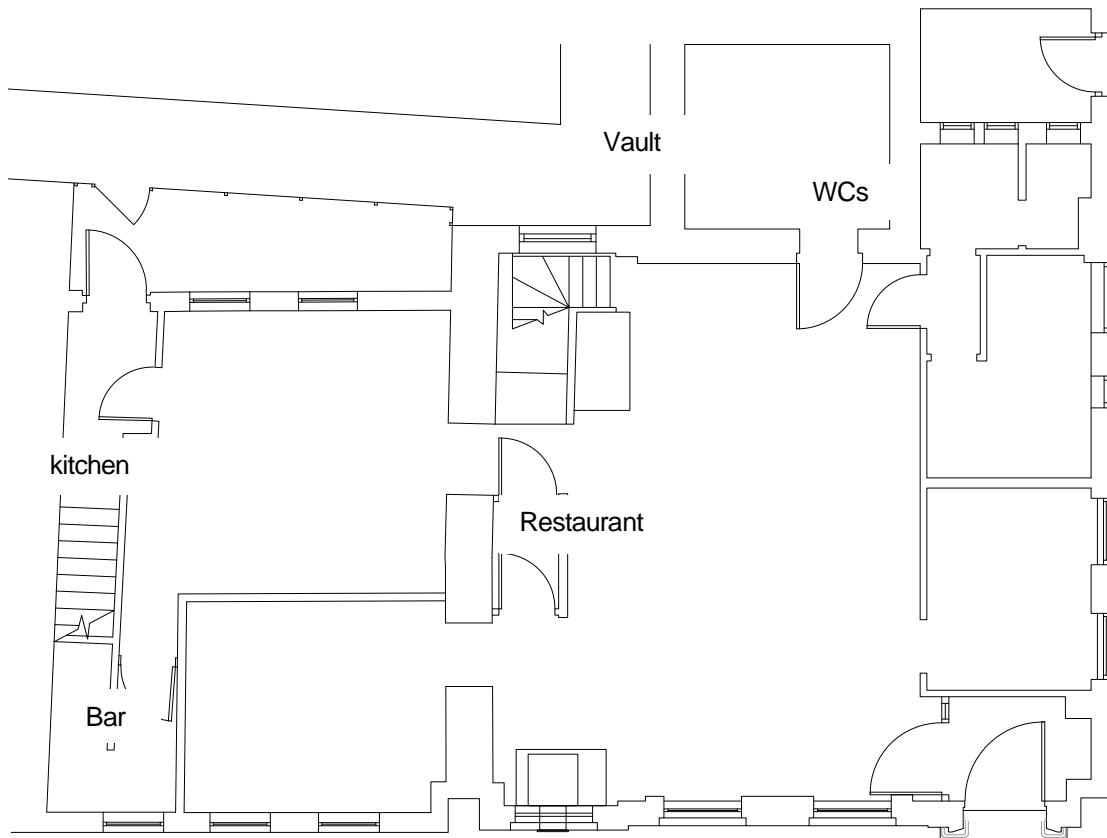












Ground Floor



First Floor

Basement

Some of the ground floor partitions are not as shown on the plan