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71-73 Market Street  
Pocklington, York, YO42 2AE

**By Auction £375,000**

# 71-73 Market Street

Pocklington, York, YO42 2AE



- INVESTMENT OPPORTUNITY
- Town Centre Location
- 2 Separate Apartments Above
- \*\*Business Unaffected \*\*
- Mixed Commercial & Residential
- Viewings Available by Appointment Only
- Fully Tenanted
- Freehold
- Thriving Café & Tanning Salon
- Rare Opportunity

## Location

## DETAILS

## LOCATION

## ACCOMMODATION

## COMMERCIAL ASPECT

## ENERGY RATINGS



## Directions

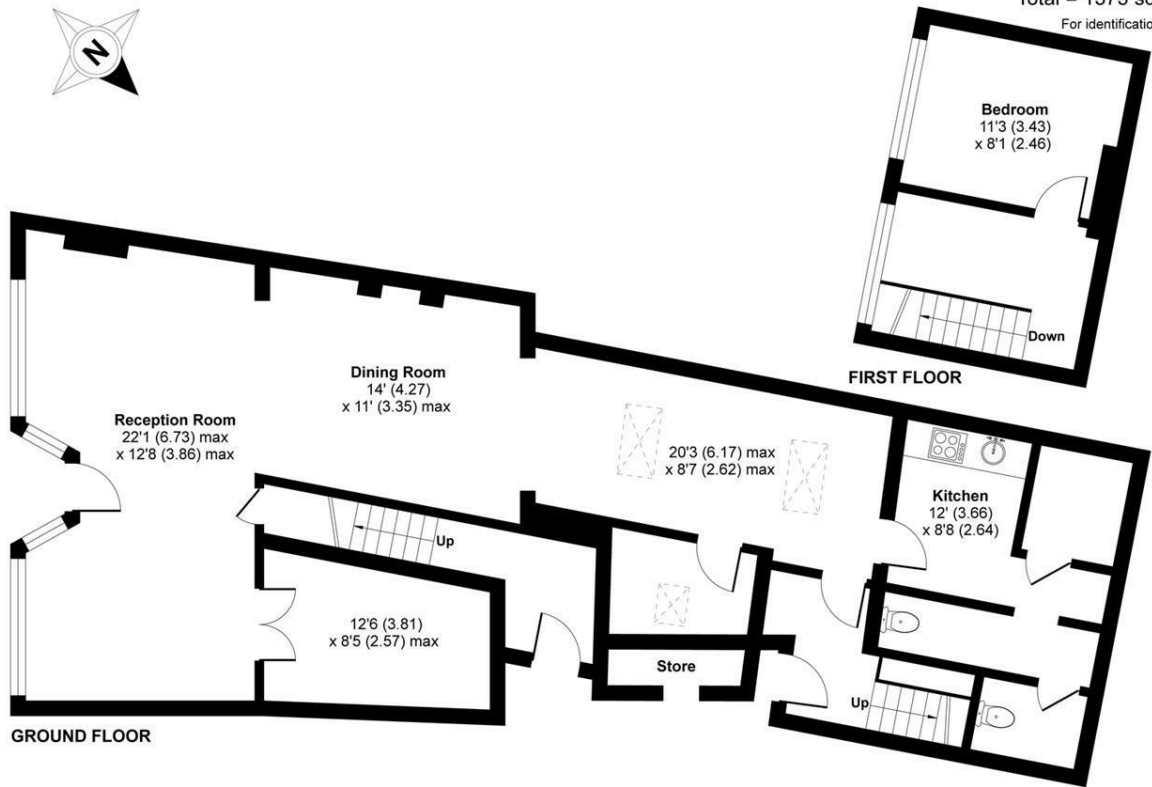




# Floor Plan

## Market Street, Pocklington, York, YO42

Approximate Area = 1359 sq ft / 126 sq m  
 Outbuilding = 14 sq ft / 2 sq m  
 Total = 1373 sq ft / 128 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Naish Estate Agents. REF: 731206

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	