

Dee
Atkinson
& Harrison

DRURY SPORT

Wonders of the Wolds

Little Rascals

52 Market Place, Driffield, East Yorkshire, YO25 6AW

Prime Town Centre Retail Property (*Wonders of the Wolds*)

52 Market Place, Driffield, East Yorkshire, YO25 6AW

Retail Area at Ground Floor with Office & Storage at First Floor For Sale

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DESCRIPTION

52 Market Place occupies an excellent position in the centre of the busy Market Town of Driffield. The property has recently been refurbished and provides a well presented, extensive and accessible retail area at ground floor with offices and storage at first floor.

There are 2 separate accesses into the rear of the building as well as a separate metered electricity supply to the ground and first floors. In addition, there are separate wc facilities on both floors providing the opportunity for the building to be used by different occupiers.

The property also has the benefit of a yard to the rear with vehicular access from Market Place.

52 Market Place is currently occupied as a shop but also lends itself to other uses, subject to the necessary consents.

LOCATION PLAN



LOCATION

Driffield is a popular market town on the Yorkshire Wolds and includes a number of national retailers including Boots, WH Smith, Iceland and Tesco, as well as a number of large regional retailers and smaller independent traders. 52 Market Place is located on Market Place which is the main retail area in the town.

ACCESS

The property has excellent frontage to Market Place together with two separate pedestrian accesses into the rear of the property. There is a vehicular right of way to the rear yard which is shown for illustration purposes by an arrow on the plan included within these particulars.

ACCOMMODATION

The accommodation extends in all to around 2,409 sq ft (223 sq m) or thereabouts and comprises:

Ground Floor:

Retail Area with glazed frontage onto Market Place
Rear Entrance Hall with Kitchenette & WC
Rear Entrance Hall with Stairs to

First Floor:

Storage
Office
WC

EPC

EPC Rating of 'B'. A copy of the Certificate and Recommendation Report is available on request.

RATEABLE VALUE

The property has a current rateable value of £8,800 which comprises the ground floor only. The first floor is not currently assessed for business rates and an application has been submitted to the Local Authority accordingly. Interested parties are advised to enquire as to the rates payable and any reliefs available by contacting the Local Authority.

SERVICES

Mains electricity, water and drainage are connected. As part of the refurbishment the property has been fully rewired including a hard wired fire alarm and security system. The rewiring allows for a new owner to install a CCTV system if required.

PLANNING

The property is located with the Driffield Conservation Area.

Planning enquiries in respect of the property should be directed to East Riding of Yorkshire Council, County Hall, Cross Street, Beverley, HU17 9BA. Tel: 01482 393939.

METHOD OF SALE

The freehold interest in the property is offered for sale by Private Treaty based on a guide price of £199,500.

Please note that the business is neither affected by nor included in the sale.

Interested parties should register their interest with Dee Atkinson & Harrison to be kept informed as to how the sale will be concluded. The Vendor reserves the right to conclude the sale by any other means at their discretion.

PLANS

The plans provided in these sales particulars and the areas stated are for guidance only and are subject to verification with the Title Deeds.

VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable in addition to the purchase price.

VIEWINGS

Strictly by appointment with Dee Atkinson & Harrison on 01377 253151.

FURTHER INFORMATION

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Details prepared: June 2023

Details amended: March 2024

NOTES

PHOTOGRAPHS

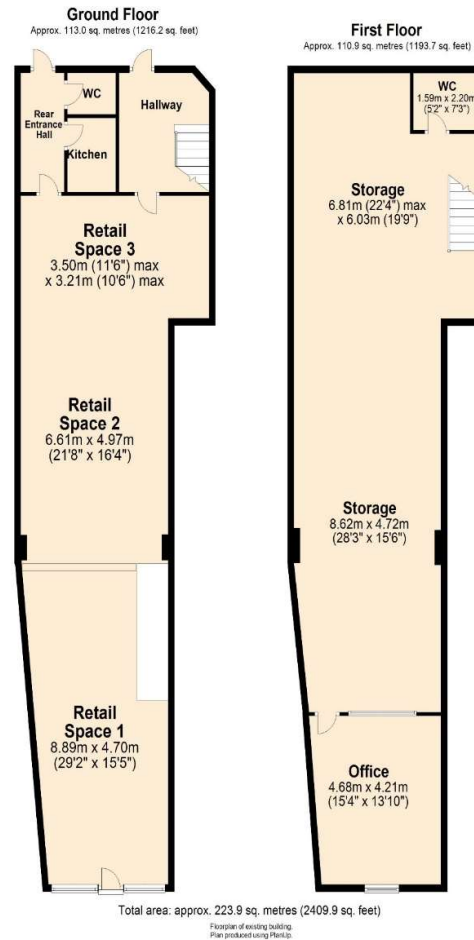
GROUND FLOOR



FIRST FLOOR



FLOOR PLAN



DEE ATKINSON & HARRISON
THE EXCHANGE
EXCHANGE STREET
DRIFFIELD
E YORKS YO25 6LD
Tel: 01377 253151

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