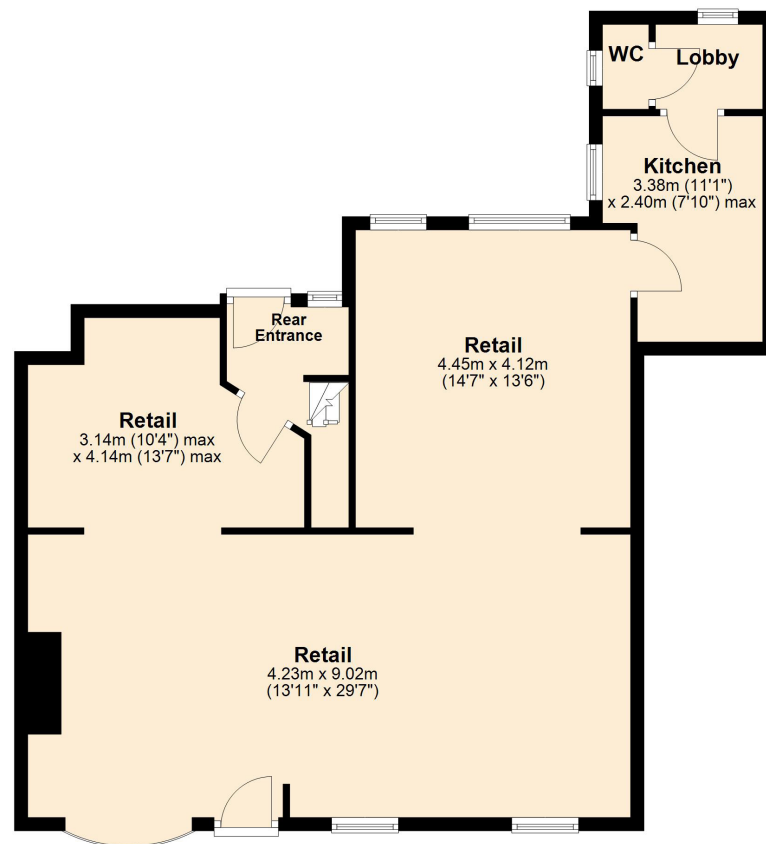


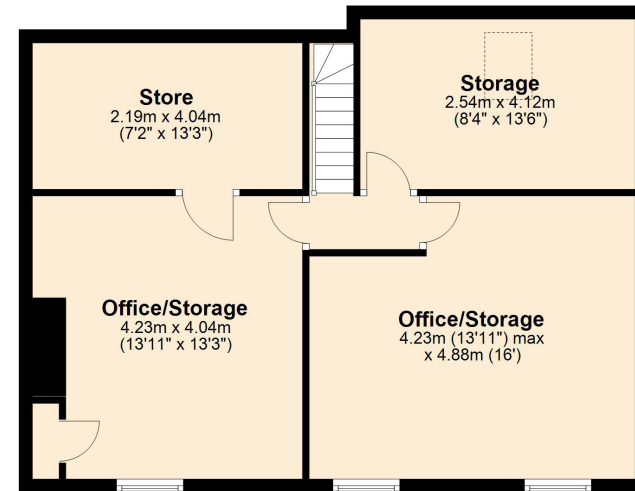
Ground Floor

Approx. 83.4 sq. metres (897.9 sq. feet)



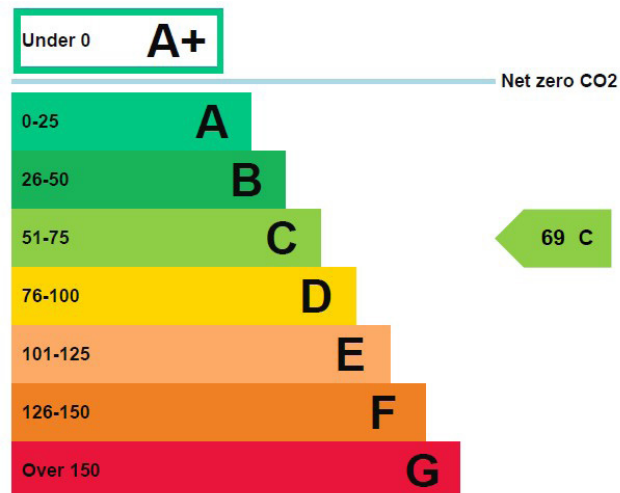
First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



Total area: approx. 143.7 sq. metres (1546.7 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



Offers in the Region
of £155,000

11 & 12 Middle Street
South, Driffield,
YO25 6PT



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Accommodation

See the floor plan

Outside

To the rear of the property is a tarmac car park providing off-street parking for several vehicles.

Business Rates

The premises have a current rateable value of £6,000. There is the opportunity for occupiers to claim up to 100% relief from business rates in certain circumstances which may apply to the occupation of this property.

Interested parties are advised to confirm the accuracy of the above figure and enquire as to the rates payable and any reliefs available by contacting East Riding of Yorkshire Council's Business Rates Section on 01482 394748.

Services

Mains water, gas, electricity and drainage are connected. Central heating is from a gas fired boiler.

Viewing

Strictly by appointment with the sole agents on 01377 241919.

11 & 12 Middle Street South, Driffield, YO25 6PT

A versatile retail/office premises located in a secondary but prominent location at the southern end of the main shopping district close to the train station. The premises comprise approximately 655 sq ft of retail space on the ground floor and 650 sq ft of office and storage space on the first floor. The premises are mainly double-glazed and benefit from gas-fired central heating. An additional attraction is the large tarmac car park to the rear.

LOCATION

11 & 12 Middle Street South is a secondary trading location only a few minutes walk from the Town Centre and all main amenities. It lies close to the town's railway station, a busy petrol service station and the picturesque Riverhead conservation area.

