



New Street, Pocklington, York, YO42 2PY

• Change of use to offices • Previously a residential house • No Onward Chain • Multiple offices • Kitchen • Toilet block • Storage • Rateable value £8,500 • Attractive location • Commercial EPC = 98 D

Guide Price £249,950

9 New Street, Pocklington is a substantial former residential property that has undergone a change of use to provide office and commercial premises. Most recently occupied by “At Home – Specialists in Care”, the building is arranged to accommodate a variety of administrative and operational functions. The property is located only a short walk from the centre of Pocklington with good visibility.

EPC = 98 D

The accommodation comprises multiple office rooms of varying sizes, suitable for private offices, meeting rooms and general workspace use. In addition, the property benefits from a fitted kitchen/staff break area, several store rooms providing useful ancillary storage space, and dedicated toilet facilities.

The property has a current rateable value of £8,500, updated with effect from 1 April 2026. We believe that all mains services are connected and in working order.

The layout and previous commercial use demonstrate the property’s suitability for continued office, care administration, professional services or similar business purposes, whilst retaining the character and proportions of the original building.





A FANTASTIC COMMERCIAL PROPERTY WITH NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services All mains services



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Offices in **York, Pocklington and Market Weighton**

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Approx. Gross Internal Floor Area 1512 sq. ft / 140.53 sq. m

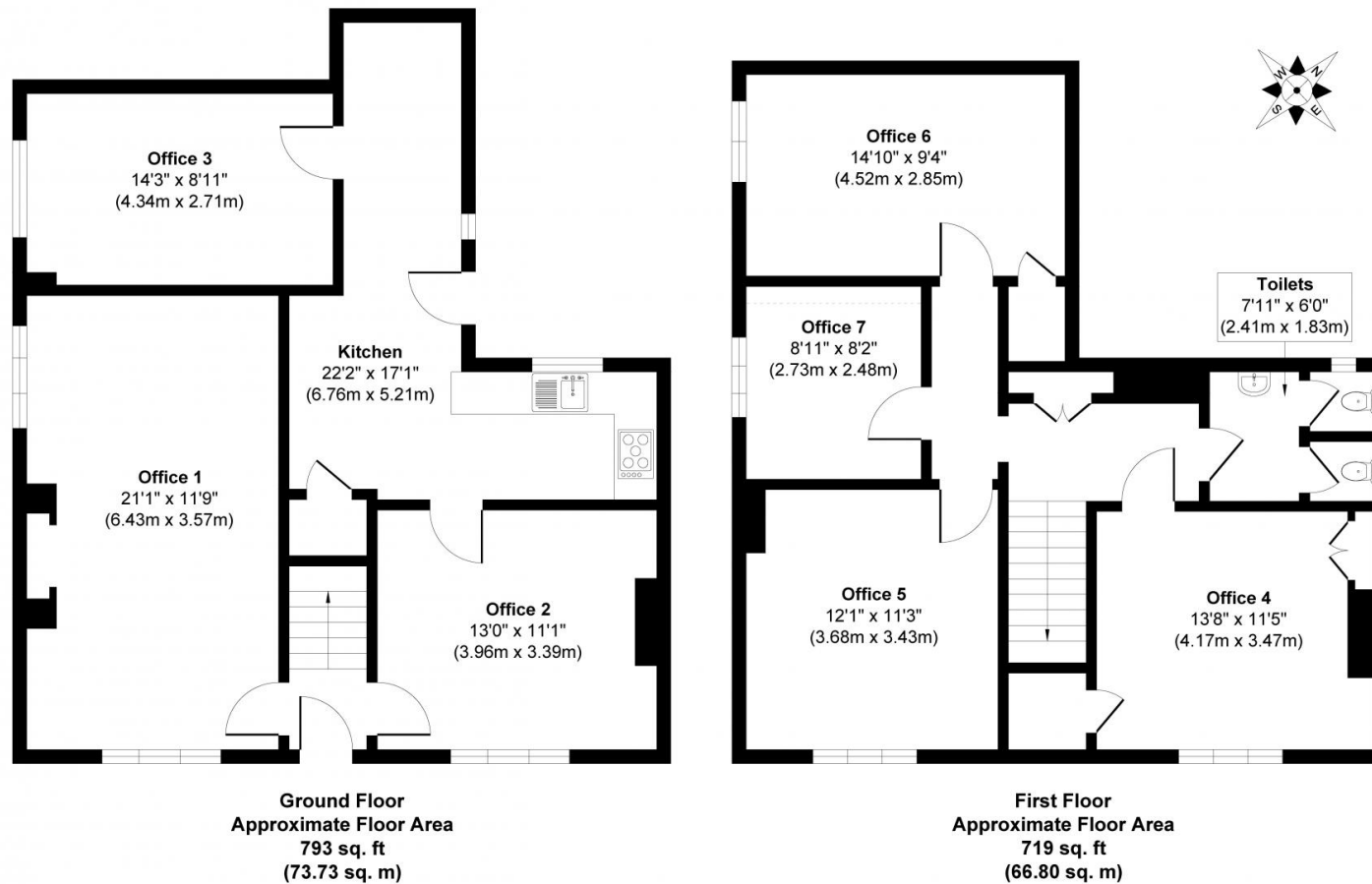


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