



62A Middle Street South  
Driffield

East Yorkshire, YO25 6PH

TO LET

**£55,000 pax**

Town Centre Retail Unit

■ **Ulllyotts** ■  
EST 1891

01377 253456

## Driffield, East Yorkshire

A thriving and growing market town.

Driffield is a traditional market town in the East Riding of Yorkshire, often known as the “*Capital of the Wolds*.” The town serves as a service centre for its own population of around 14,000 people and the wider rural hinterland of villages and hamlets which together provide a shopping population of around 35,000 people.

There is central car parking, including free car parking, both of which are boons for those shopping and taking advantage of the many facilities and services.

The retail heart of the town is Market Place, which is actually Market Place and Middle Street South, where independent shops blend with well-known regional and high street names, local cafés, restaurants, dentists, hairdressers, beauticians, banks, accountants, et cetera creating an attractive and varied shopping and amenity experience. Tesco and Lidl are edge of centre as will be a proposed Aldi.

The Thursday town centre market is a long-established tradition and remains one of the most popular in the East Riding, drawing both local residents and visitors from the wider area. Regular community and seasonal events help to support the vitality and viability of the town centre often associated with events on the edge of town Showground. The in town, cricket, tennis and football grounds and clubs complemented by the modern Sports Hall and Swimming Pool, Gyms and fitness centres and the edge of town Rugby club cement, Driffield’s reputation as a centre of sporting opportunity well used by residents from a wide area.

The Alfred Bean Community Hospital is complemented by in town, doctors and pharmacies. Infant and junior schools feed into the senior school which serves a wide geographical area.

Driffield’s local businesses are actively supported through initiatives designed to strengthen the high street with the Driffield Town Centre Steering Group bringing independent traders together to discuss high street issues and run joint promotional activities Discover Driffield Loyalty Card & Voucher Schemes encouraging repeat local spending and rewarding customers for shopping in town.

Driffield is well connected by rail and bus, linking to Hull, Bridlington, Scarborough and beyond - convenient for commuting shoppers and visitors alike. Situated at the junction of the A614 and A166 with good road links, it serves a broad rural area that relies on the town for retail, services and leisure.

Importantly, Driffield is a great place to live and work, evidenced by new residents inward migration who can enjoy a strong sense of community life with family friendly amenities, leisure activities which help keep daily retail and hospitality spending in the town.

# 62A Middle Street South, Driffield, East Yorkshire, YO25 6PH

Town centre premises formerly occupied by Boyes which has relocated to the former Wilko store.

Ground floor (mainly retail) The digital floor area is calculated at 624.50m<sup>2</sup> (6722ft<sup>2</sup>)

First floor The digital floor area is calculated at 234.40m<sup>2</sup> (2618ft<sup>2</sup>)

Digital Total 867.90m<sup>2</sup> (9340ft<sup>2</sup>)

Assignment of an existing lease to and including 3 March 2028 with an agreement for a new lease or surrender and a new lease.

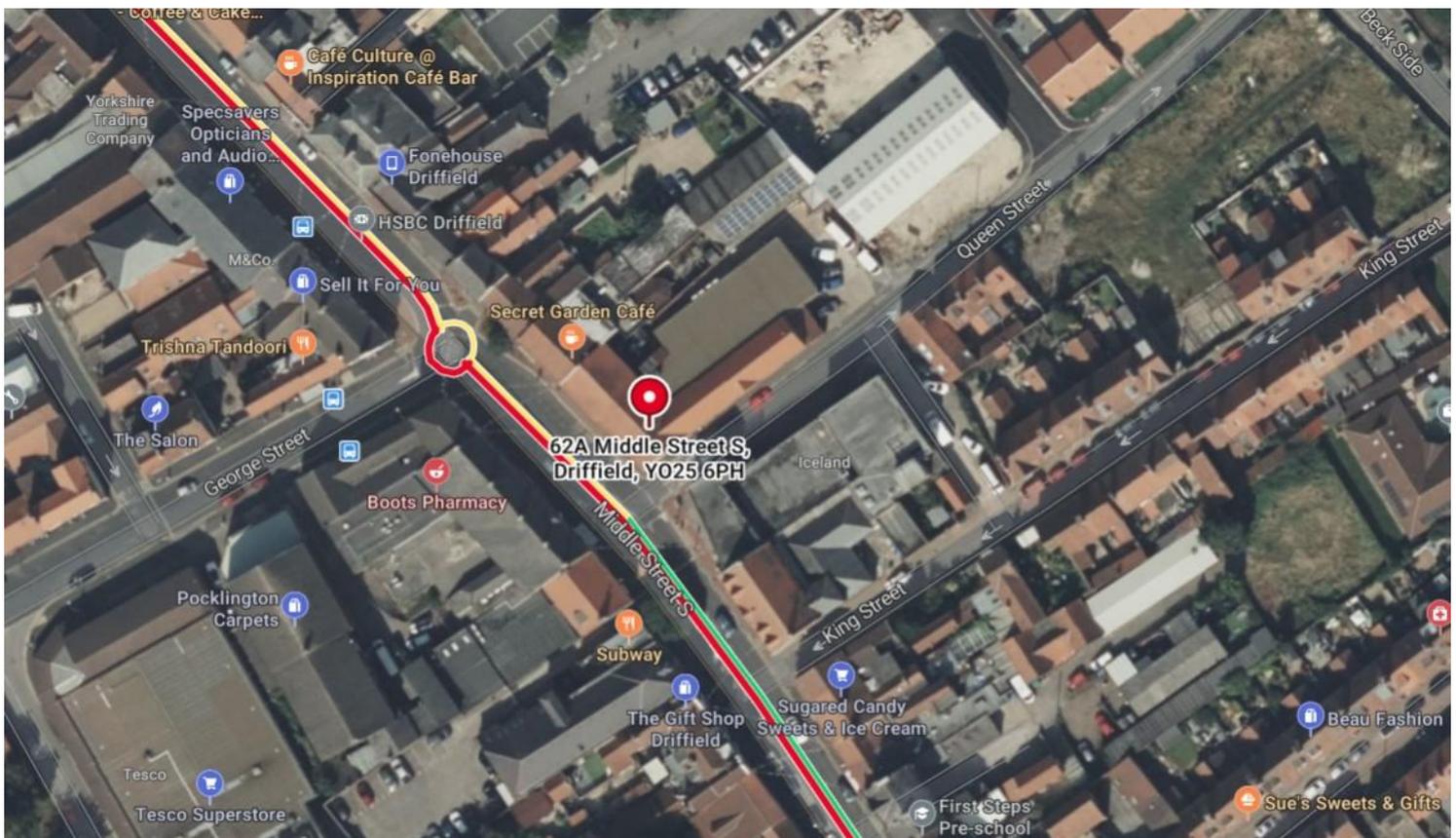
Passing rent £55,000 pax.

RV £52,000 from 1 April 2026.

Air Conditioning EPC valid to 28 August 2027.

VIEWING: By appointment only with the letting agents.

ENQUIRIES to [pb@ullyotts.co.uk](mailto:pb@ullyotts.co.uk)

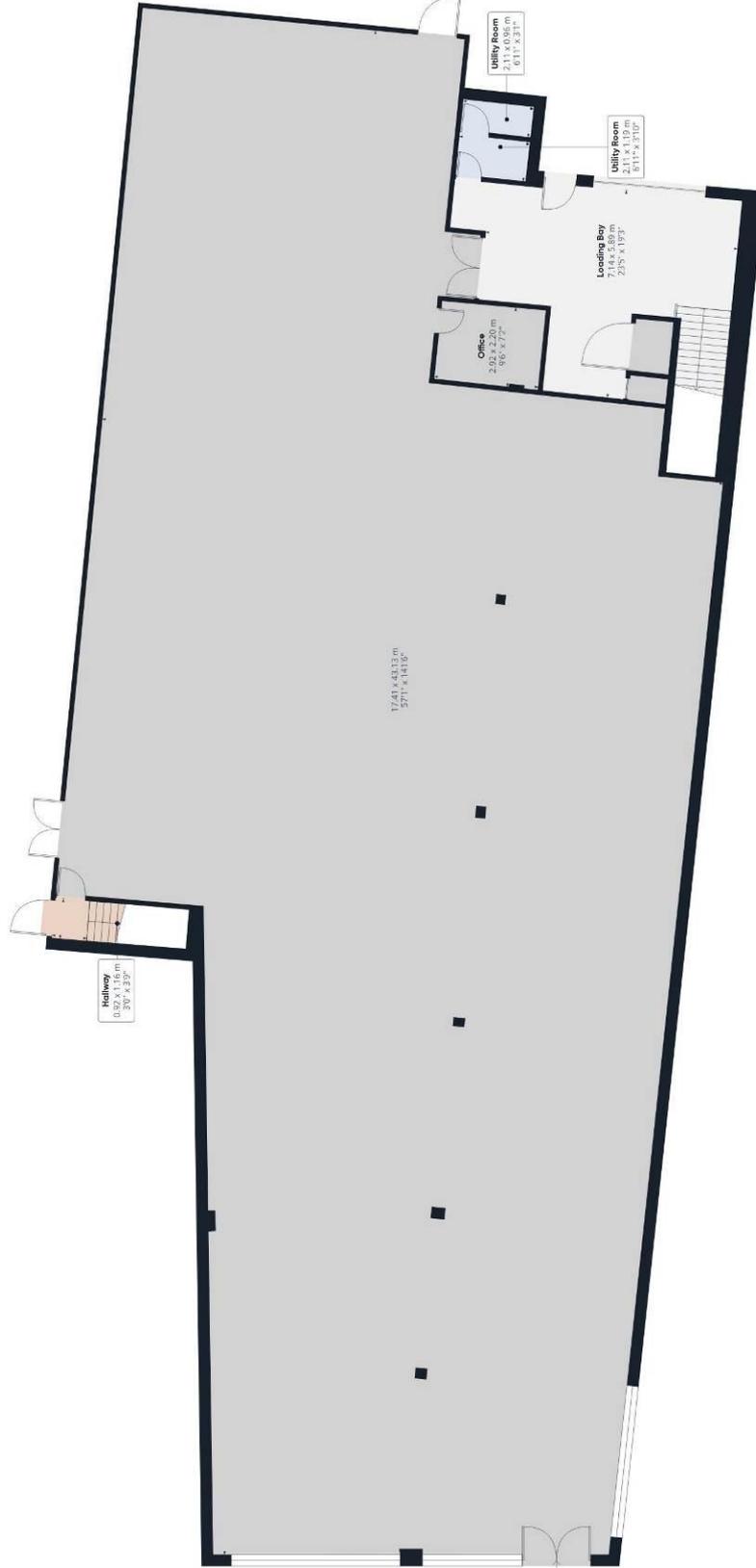


**Approximate total area<sup>(1)</sup>**  
 624.5 m<sup>2</sup>  
 6722 ft<sup>2</sup>

(1) Excluding balconies and terraces

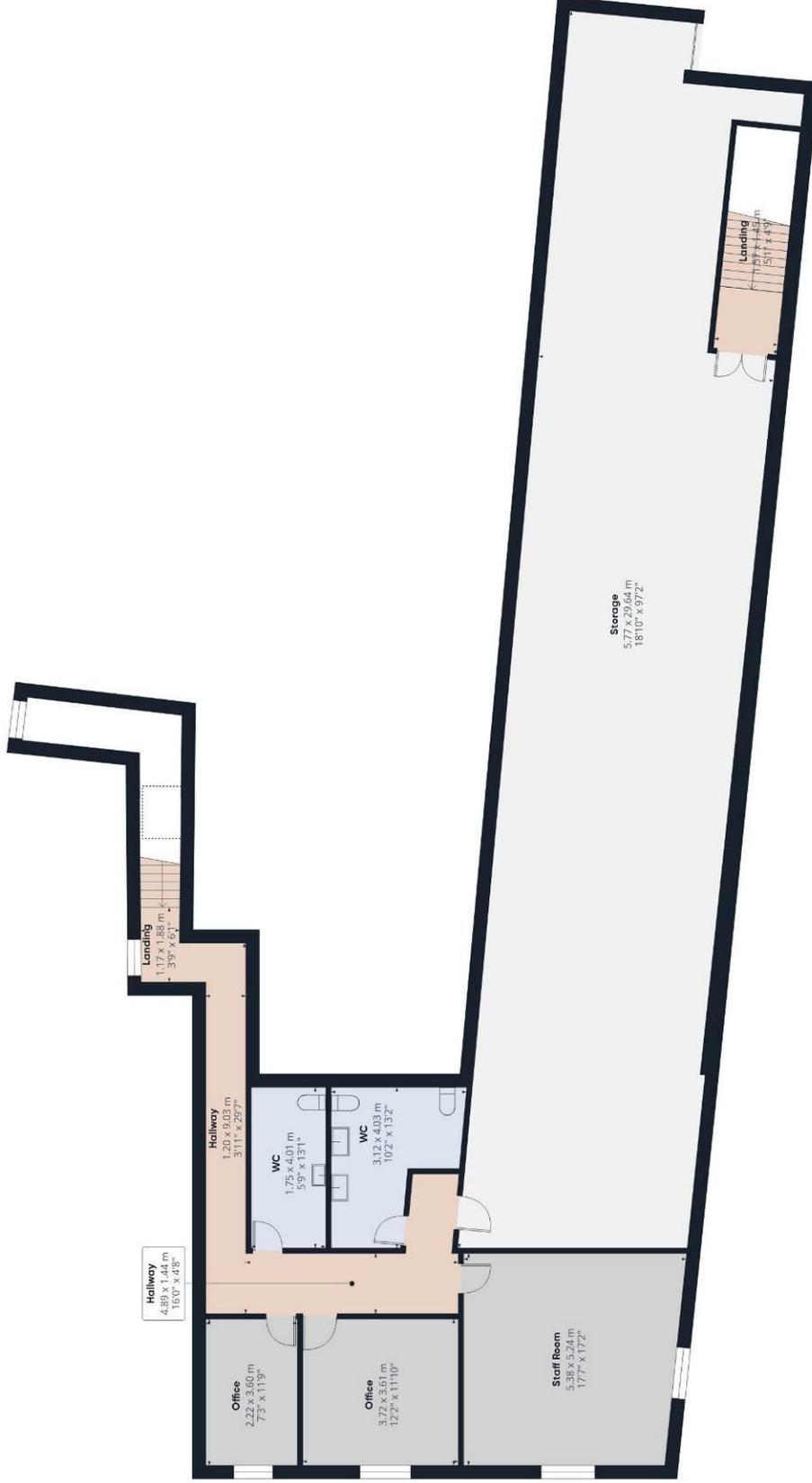
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Floor 0**





**Floor 1**



**Approximate total area<sup>(1)</sup>**

243.4 m<sup>2</sup>  
 2618 ft<sup>2</sup>

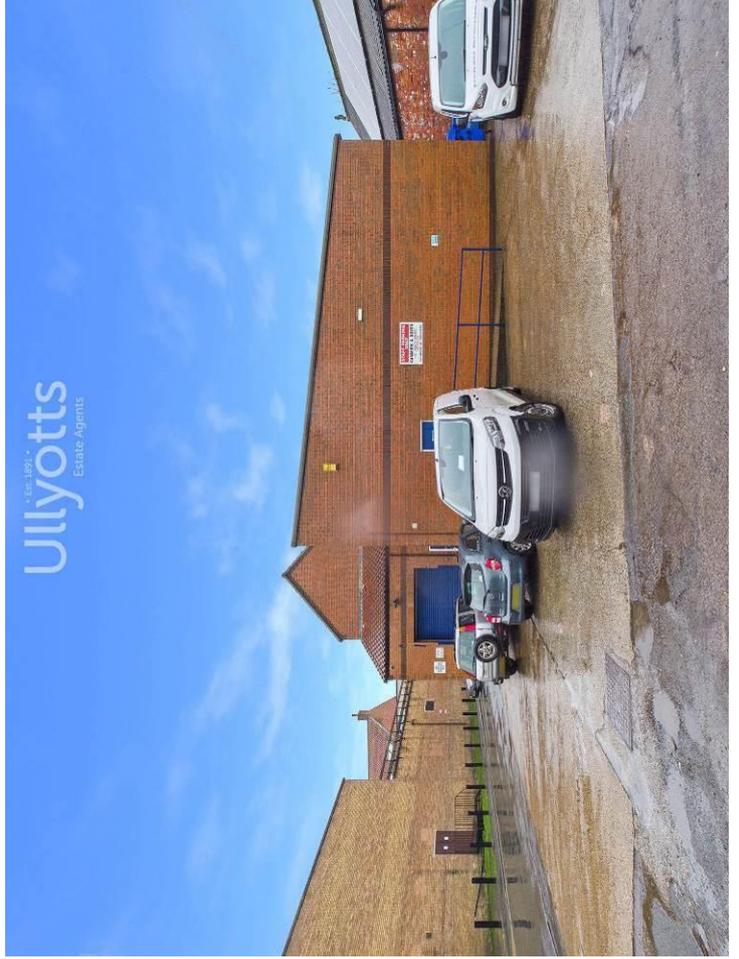
(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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