

**6 Regent Street,
Pocklington**



Retail unit

Prominent location in busy market town

Offers in the region of £12,500 pa

2 Railway Street, Pocklington, York YO42 2QZ

Tel: 01759 303 202 Fax: 01759 301 349 email: pocklington@rmenglish.co.uk

Associated offices at Market Weighton and York

LOCATION

Pocklington is a busy market town with a wide range of local facilities. Developments over recent years have led to a large expansion of the local population. As the town is approximately 13 miles from York and a similar distance from Beverley, it has a large rural catchment area.

The unit occupies a prominent location on the southern edge of the town centre.

On street parking is available in the immediate vicinity.

DESCRIPTION

This is a good retail unit, with excellent display frontage to Regent Street

The current layout includes a retail area, 2 separate rooms, kitchen and wc.

ACCOMMODATION

Retail Area 47.51 sq m 511 sq ft

RATES

The Rateable Value is £6,800

RENT

£12,500 pa

LEASE

A new lease will be granted for a term of 6 years with a rent review in year 3.

VAT

The quoted rent is exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of.

A copy of the certificate is available on request.

VIEWING

By appointment with R M English

Contact Charlotte Curtis 01759 303202

charlotte.curtis@rmenglish.co.uk

