



29a HIGH STREET
MARKET WEIGHTON, YORK, YO43 3AQ

FOR SALE
Retail unit with residential flat above
Guide Price £165,000

DESCRIPTION

A prominently positioned retail unit with self-contained two-bedroom residential accommodation above, situated in the heart of Market Weighton High Street.

Retail Unit

The ground floor retail premises are currently occupied by Cooplands and comprise a well-configured main sales area together with kitchen, storage areas, staff room and WC facilities.

The business is unaffected by the sale of the property, providing an attractive investment opportunity.

Residential Flat

The property also benefits from a two-bedroom residential flat situated above the retail unit. The accommodation comprises a kitchen, bathroom, spacious living/dining room and two bedrooms and provides well-proportioned residential accommodation in a convenient town-centre location.

In recent months, the property has undergone extensive repair and improvement works. Both flat roofs have been stripped back and replaced with a fibreglass system, incorporating 150mm of insulation. The hipped roof to the rear of the property has been re-felted and re-slatted. Additional improvements include the installation of cavity wall insulation to the rear of the property and triple glazing throughout the upper flat. New fascia boards, guttering and a downpipe have also been installed to the flat roof above the flat.

LOCATION

The property is located on High Street, Market Weighton. Market Weighton is an established market town situated in the heart of East Yorkshire, approximately 20 miles east of York and 15 miles west of Beverley. The town occupies a strategic position on the A1079, providing direct connections between York and Hull. The town offers a range of shops, cafés, professional services and other amenities, together with regular community activity centred around its historic market-town setting.

ACCOMODATION

The property included the following gross internal areas;

Retail Unit	Sq. m	Sq. ft
Retail shop	41.3	444.4
Kitchen	20.74	223.16
Storage/staff	12.42	133.6
Total GIA	74.46	801.16
Flat	Sq. m	Sq. ft
Hallway	7.42	79.84
Kitchen	6.71	72.20
Living room	24.35	262.00
Bathroom	7.47	80.38
Bedroom One	18.12	194.97
Bedroom Two	10.75	115.67
Total GIA	74.82	805.06

SERVICES

The property has mains gas, electric, water and drainage connections.

CURRENT LEASE TERMS

Retail Unit

The property is presently let to Coopland & Son (Scarborough) Limited under a fixed 5 year full repairing and insuring lease that started April 2026. The rent passing is £7,200 per annum.

Residential Flat

The flat is let under an Assured Periodic Tenancy with a rent passing of £6,000 per annum.

RATING ASSESSMENT

April 2026 - £7,400 With effect from 1st April 2026, the Small Business Multiplier is 43.2 pence in the pound.

COUNCIL TAX BAND

The flat is council tax band A.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of C

The first floor flat has an Energy Performance Certificate rating of C(69)

VIEWING ARRANGEMENTS

For further information or to arrange an inspection of the property please contact R M English (Yorkshire) Limited.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.