



TO LET: Two Town Centre Retail Units
51 Middle Street South
Drifffield
East Yorkshire, YO25 6PS

Rent: £15,600 and £16,000

51 Middle Street South, Driffield, East Yorkshire, YO25 6PS

Town centre premises, in a thriving and growing market town, formerly occupied by Woolworths and W H Smith and now T G Jones.

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.

The retail heart of the town is *Market Place*, which is 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 Aldi.

Central car parking, including free car parking are boons for those shopping and taking advantage of the many facilities and services.

The Thursday town centre market is a long-established tradition and remains one of the most popular in the East Riding, serving residents, those from the shopping hinterland and 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.

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.

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.

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.

TO LET:

Two Town Centre Retail Units

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	Unit 1	Unit 2
Maximum depth-metres	16.585	17.661
Maximum width-metres	4.480	4.468
Retail floor space (estimated) m ²	71.50	76.40
Retail floor area (estimated) square feet	770	820
Staff- m ²	7.60	10.80
Disabled toilet m ²	3.40	3.40
Cleaners cupboard m ²	1.60	3.10
Annual rent £ PAX FR&I	15,600	16,000
Lease Term-Years	5	5
Tenants Break-Year	3	3

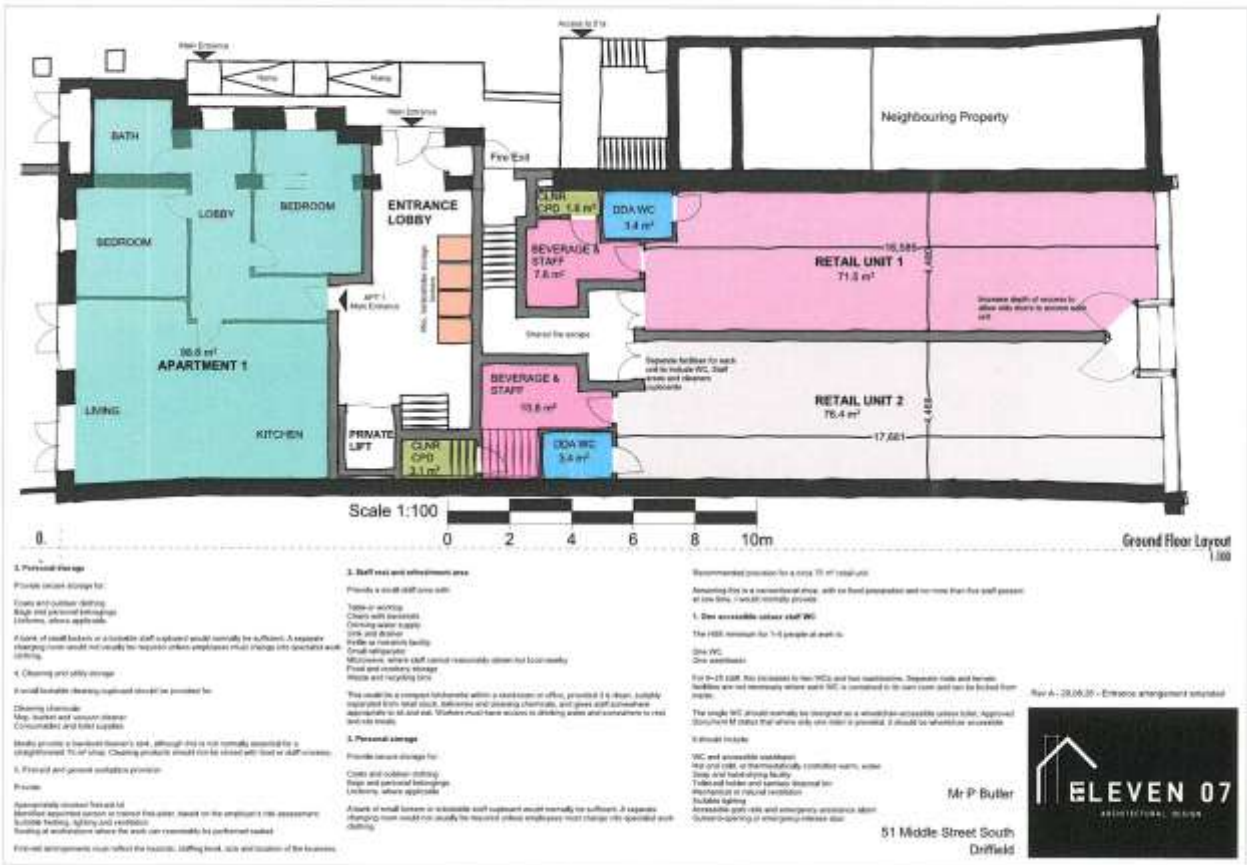
EPC: Rating C.

VIEWING: By appointment only with the letting agents.

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