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**Burgate,**  
Pickering, YO18 7AU

**Rent - £9,600 Per Annum**

Located in the Market town of Pickering, this leasehold unit presents an exceptional opportunity for those seeking a prominent location for their business. Situated on the corner of Burgate and Market Place, the property benefits from high visibility and foot traffic, making it an ideal spot for retail or commercial ventures.

With a generous gross floor area of 72 square metres (approximately 775 square feet), the space has recently undergone refurbishment, ensuring a fresh and modern environment for your business needs. The new lease offered is direct from the Landlord with terms to be agreed.

Pickering is known for its rich history and picturesque surroundings, attracting both locals and visitors alike. This property not only offers a strategic location but also the potential to thrive in a bustling market atmosphere. Whether you are looking to start a new venture or expand an existing one, this unit is a remarkable choice that combines location, space, and modern amenities.

Do not miss the chance to secure this outstanding property in a sought-after area.

## LOCATION

The unit is prominently situated on the corner of Burgate and Market Place in Pickering town centre.

## SALES AREA

6 m x 11 m (19'8" m x 36'1" m )

Pedestrian door on the corner opening to the open plan sales / seating area with a counter to the rear.

## WC

2m x 2m (6'6" x 6'6" )

Disabled friendly toilet with wash basin and WC

## KITCHEN

4.5 m x 3.5 m (14'9" m x 11'5" m )

## TENURE

Leasehold with new terms to be agreed

## RENT

Commencing rent of, £9,600 per annum exclusive of rates and services

## BUSINESS RATES

From information obtained on the VOA website, we believe the current Business Rateable Value is £12,750 per annum. Small business rates relief may be applicable and all enquiries should be made to the local taxation office.

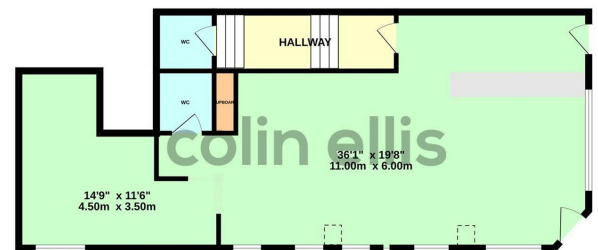
## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR  
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided and the ground area shown with the appropriate authorities.

Burgate - 18675983

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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