

**25-27 MARKET PLACE, POCKLINGTON,
YORK, YO42 2AS**

RETAIL/CAFE/RESTAURANT UNIT TO LET

**STAPLETON
WATERHOUSE**

Location

Pocklington is an attractive and affluent market town located 13 miles east of York and 22 miles north west of Hull. It serves as a key local commuter centre drawing trade from a wide rural catchment across the Vale of York and the Wolds. Pocklington's bustling Market Place features a strong mix of national occupiers – including Boots, Specsavers, Coop, Cooplands and Hays Travel – alongside a vibrant range of independent cafés and boutiques. The town's population in excess of 10,000 (2021 census) continues to grow through major housing developments such as The Mile and Broadmanor. With its affluent catchment, high footfall and strategic location, Pocklington remains one of East Yorkshire's most desirable and fast-growing market towns for both occupiers and investors.

Description

The property occupies a prime, highly visible position on Market Place, benefitting from strong pedestrian flow, market day activity and surrounding retail trade, along with car parking directly in front. It features a prominent glazed frontage with excellent signage opportunity. Internally, the layout provides open ground and first floor retail areas, and ancillary storage/welfare space to the rear suitable for a range of retail, cafe or restaurant uses. Basement accommodation is available if required.



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Services Included

Mains, electricity, water and drainage are connected to the property.

Accommodation

The premises have the following internal floor areas:

Ground Floor	805 sq ft
First Floor	700 sq ft

Total **1,505 sq ft**

Frontage **32ft**

EPC

The property is '37 B' rated. A copy of the EPC is available upon request.

Planning

Use Class E - Such as retail, office, cafe and medical use as designated under the new Use Class Order (2020).



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Rates

Rateable Value: £19,000

Rates Payable: £7,258

Rent

£35,000 per annum exclusive of VAT.

Lease Terms

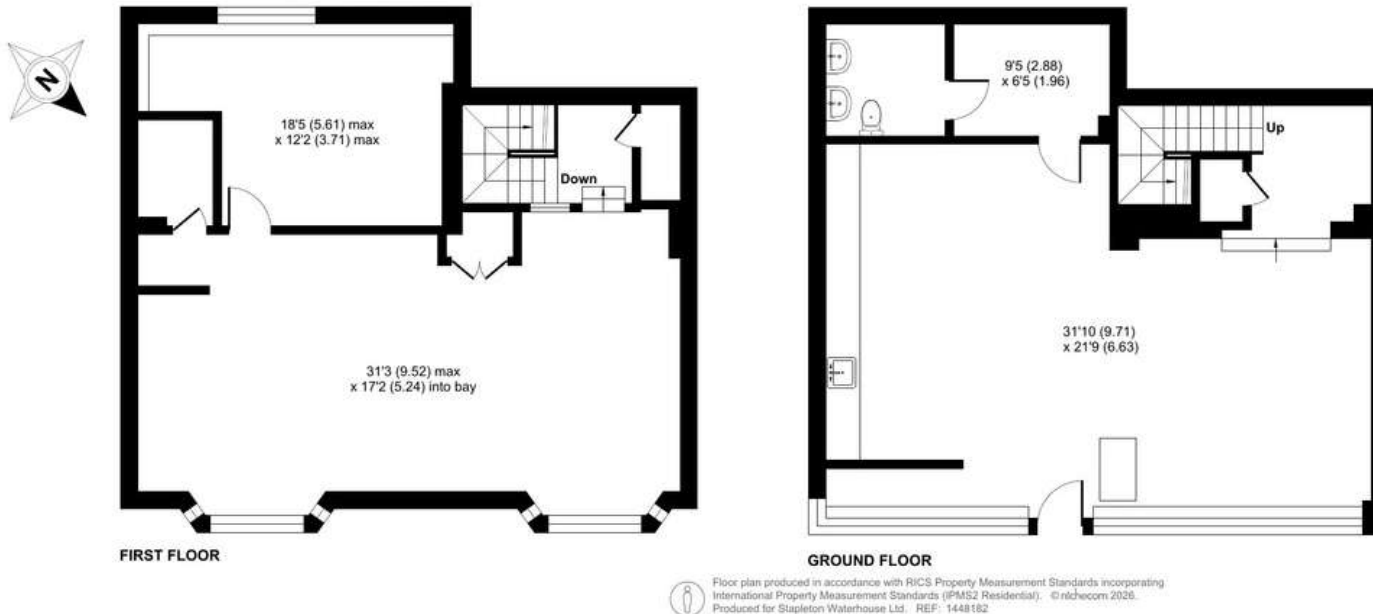
The premises are available on full repairing and insuring lease, for a term to be agreed.

VAT

All costs exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal cost incurred in the transaction.



Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

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RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice. A copy of this professional statement is available to download on our website.

Further Information

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