

TO LET

4 Clarkes Lane
Pocklington YO42 2AW



- Refurbished Retail/Office Unit
- Busy location in popular market town
- 440 sq ft over 2 floors



01759 301114

Commercial Property Consultants



Location

Pocklington is a small market town approximately 12 miles east of York and 20 miles north west of Hull. The property is situated just off market Place.

Description

The refurbished property is suitable for a number of uses including retail and offices.

Accommodation

Ground floor sales/office	230 sq ft
WC	-
Kitchenette	-
First Floor sales/office	208 sq ft

Tenure

The property is available on flexible terms.

Rent

£9,600 per annum.

Rates

The property is subject to reassessment for rates. Tenants may get full rates relief subject to status.

EPC Rating

The property has an EPC rating of C 65

AML

Usual anti money laundering information will be required from prospective tenants.

Legal Costs

Each party will bear their own costs if incurred.

Further Information

For further information and to arrange a viewing please contact :

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SUBJECT TO CONTRACT



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PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967 These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition .