

TO LET

4 Clarkes Lane
Pocklington YO42 2AW



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



Procters
Commercial

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

£11,000 per annum exclusive of VAT.

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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