

# TO LET



Following refurbishment

## 10 Pavement Pocklington YO42 2AX



- 2 Storey commercial unit suitable for retail & office uses
- Busy market town
- 2 hours parking adjacent



01759 301114

Commercial Property Consultants

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# 10 Pavement Pocklington YO42 2AX



## Location

A prominent unit with excellent frontage onto The Pavement. Benefitting from public car parking in front of the premises.

## Description

A 2 storey period building currently under refurbishment suitable for a range of uses subject to planning permission. Can be used for retail and general commercial purposes and can be split into separate ground and first floor units.

**Accommodation** (apprx net area is subject to remeasurement on completion of works.)

Ground Floor	sq m	sq ft
Sales area	59.50	640
Stairs	-	-
Staff/Kitchen	4.33	46
<b>Total Ground Floor</b>	<b>63.77</b>	<b>686</b>
First Floor		
Area 1	15.26	164
Area 2	14.7	158
Area 3	8.24	88
Area 4	4.04	43
WC	-	-
<b>Total First Floor</b>	<b>42.24</b>	<b>453</b>
<b>Total Net Internal Area</b>	<b>106.01 sq m</b>	<b>1,139sq ft</b>

## Rates

## Specification

The landlord is undertaking works to prepare the unit for tenants fitout.

## Lease Terms

A new lease is available on full repairing and insuring terms at an asking rent of £25,000 per annum ex rates and VAT. Rents for a ground and first floor split subject to discussions.

## Services

Electricity , mains water and mains waste are connected.

## Legal Costs

Each party will be responsible for their own costs incurred in any transaction.

## EPC Rating

D85 rating expiring in 2035.

## Anti Money Laundering

Prospective tenants will be required to provide the usual necessary information for AML purposes.

**For further information & viewing arrangements please contact:**

**Nick Procter 01759 301114**

**njp@procters.net**

**SUBJECT TO CONTRACT**