

TO LET

Unit 2c Allerthorpe Business Park York Road
Pocklington YO42 1NS



- . 2,517 sq ft Commercial Unit
- . 3 Phase Power Supply
- . 4 Car spaces



01759 301114

Commercial Property Consultants

procters.net



Location

Adjacent to the A1079 York to Hull Road approx. 1.5 miles from Pocklington town centre and 10 miles to the east of the A64 dual carriageway.

Description

The fully refurbished property has the benefit of basic ancillary accommodation and has an eaves height of 6 metres

The unit is approx. 2,517sq ft (234 sq m) gross internal area.

There will be 4 car spaces within the demise.

Lease Terms

The unit is to be let on a full repairing and insuring basis. The length of the lease is subject to discussions. It is to be contracted out of the Landlord & Tenant Act 1954 security of tenure provisions

Rent

The premises are to let at an asking rent of £22,500 per annum exclusive of rates.

Service Charge

There will be an annual charge to cover the cost of maintaining the common areas and services of the estate.

Business Rates

Rateable value £19,750

Rates payable £8,532 (at 43.2 p in the £)

Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Falls within Band D.

Tenants will be required to provide full AML information

Further Information

Please contact Nick Procter
01759 301114 / 07958 672506

njp@procters.net

www.procters.net