

TO LET



10 Pavement Pocklington

YO42 2AX



- 2 Storey commercial unit suitable for retail & office uses
- Possible Split into 2 shops and first floor office.
- Busy market town
- 2 hours parking adjacent



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Commercial Property Consultants

procters.net

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Location

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

Description

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
Total Ground Floor	63.77	686
First Floor		
Area 1	15.26	164
Area 2	14.7	158
Area 3	8.24	88
Area 4	4.04	43
WC	-	-
Total First Floor	42.24	453
Total Net Internal Area	106.01 sq m	1,139sq ft

Rates

RV £9,000. Rates payable at 49.9 pence in the £4,491 subject to small business rates relief.

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:

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SUBJECT TO CONTRACT