



penrose
commercial

To Let
From 104 - 208 sq m

Units Y and Z, The Spencer Centre
Westgate, Driffield, YO25 6TL

**RETAIL / TRADE
COUNTER UNITS**



- Two interconnecting retail / trade units
- Busy market town location
- Excellent on site parking with dedicated spaces
- Located adjacent to a large Lidl supermarket
- Available on a new lease

Location

Driffield is a traditional market town which has expanded in recent years with various residential and commercial developments. Driffield town centre attracts a large retail demand from both local residents and the wide surrounding catchment trade on the Yorkshire Wolds.

Retailing in Driffield is centred around Middle Street North, Middle Street South, Market Place and Mill Street. The Spencer Centre is located on Mill Street and Westgate close to the junction with Market Place directly opposite a large public car park and adjacent to a Lidl supermarket.

Description

The property comprises of two interconnecting units last occupied for tool hire and sales. The units form parts of the well-known Spencer Centre with other occupiers being Co-Op Funeral Care, Constituency Office, Allied Pharmacy, Luminosity Lighting and IVC Veterinary Practise.

The units are open portal construction offering scope to install a mezzanine subject to any necessary permissions. Unit Z has roller shutter door access for vehicles and unit Y a glazed frontage.

Accommodation

The accommodation briefly comprises the following. All areas are approximate:

	Sq m	Sq ft
Unit Y	104	1120
Unit Z	104	1120

Car Parking - 4 spaces per unit



Terms

The property is available to lease on the following terms and conditions.

Rent

For each unit £15,000 per annum, exclusive of rates and VAT, payable quarterly in advance.
Note : There is a preference to lease the units to a single tenant at an overall rent of £27,500 per annum will be considered.

Lease Term

6 years or longer subject to a rent review after 3 years.

Repairs and Insurance

The tenant will be liable for all repairs and reimbursing the insurance premium.

VAT

All payments under the lease are subject to VAT

Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the properties have a combined rateable value of £22,000 with the multiplier in the pound for small businesses for 2026/27 being 43.2p. The property will require reassessing if occupied as separate units. Interested parties are advised to confirm the accuracy of the above information including the rate in the pound , which may vary depending on the occupiers trade, with East Riding of Yorkshire Council before proceeding with a lease.

EPC

E 101



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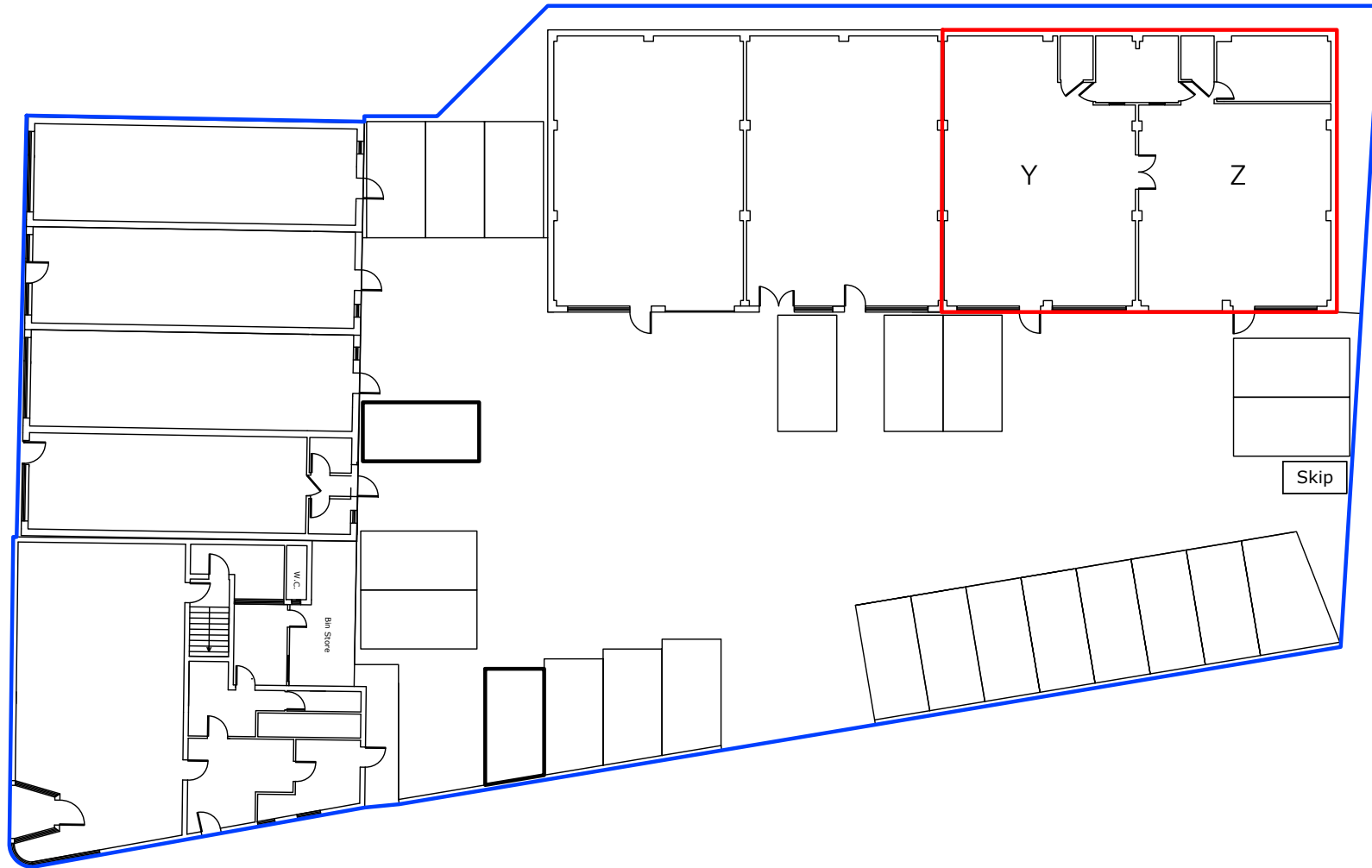
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