

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

Price on application.

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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