

PRIME RETAIL UNIT

PICKERING YO18 7AE

NORTH YORKSHIRE



- **ATTRACTIVE PERIOD PROPERTY**
- **MARKET PLACE FRONTAGE**
- **EXCELLENT CENTRAL POSITION**
- **LARGE GROUND FLOOR SALES/TRADING**
- **FIRST FLOOR ROOMS**
- **IDEAL FOR A RANGE OF OCCUPIERS**
- **CONSENT FOR A1 and A3 USES**

TO LET

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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LOCATION

The subject property is situated in an accessible position fronting Market Place in the historic town centre of Pickering, widely regarded as the gateway to the North York Moors National Park.

Pickering is an attractive and bustling historic market town with a diverse economy with employers from the tourist, agricultural, service, engineering and public sectors.

The town has very good road links being situated on the A169 and A170 roads providing rapid links to the regional and national road network.

The subject property is one of a wide range of shops, services and amenities in the town and the award winning White Swan Inn and The North York Moors Railway are close by. Pickering has a growing resident population with major new developments being undertaken by national housebuilders, and benefits from a year round tourist trade. It is estimated that the North York Moors has in the region of 10 million visitor days per annum, with Pickering often being the focal point.

DESCRIPTION

The subject property is situated with immediate frontage to the historic Market Place, and is predominantly of traditional brick and stone construction with pitched roof. The building has been extended at ground floor level and has a number of attractive character features including fire places, exposed brick and stone flags. Modern fittings include stylish up-lighting and a catering standard kitchen.

At ground floor level there is a front sales area with display window and a large open plan area to the rear which leads to male and female WCs, a separate disabled WC and the kitchen.

Stairs lead to a series of smaller rooms suitable for office, storage or additional sales space.

FLOOR AREAS (approximate NIA)

Ground Floor

Front Sales	36.58 sq m (394 sq ft)
Rear Sales	123.07 sq m (1324 sq ft)
Kitchen	33.01 sq m (355 sq ft)

First Floor

Room 1/landing	19.50 sq m (210 sq ft)
Room 2	25.87 sq m (278 sq ft)
Room 3	9.54 sq m (103 sq ft)

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RATEABLE VALUE

From enquiries made at the VO website we believe that the property has a rateable value of £21,250 which is subject to the uniform business rate.

LEASE TERMS

The property is available on a new full repairing lease for a term to be agreed.

The commencing rental is £22,500 per annum.

VAT

Interested parties should assume that the rent is subject to VAT.

VIEWING

By prior arrangement with the Sole Agents, andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929.

Subject to contract200918rev041218



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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