

PROMINENT RETAIL UNIT

PICKERING YO18 7AN

NORTH YORKSHIRE



A well positioned shop property with additional accommodation

- **ATTRACTIVE PERIOD PROPERTY**
- **PROMINENT FRONTAGE**
- **EXCELLENT CENTRAL POSITION**
- **GROUND FLOOR SALES/TRADING plus STORES**
- **UPPER FLOOR ROOMS**
- **IDEAL FOR A RANGE OF OCCUPIERS**

TO LET

LOCATION

The subject property is situated in an accessible position fronting Smiddy Hill 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 having been 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 Smiddy Hill which connects the main A170 arterial road with the historic Market Place a few yards away, and is predominantly of traditional double fronted stone construction with pitched pantiled roof. The building has been extended at the rear and has a number of useful features including panel double fronted retail frontage, gas fired radiators and spot-lights.

At ground floor level there is a front sales area with double display window and additional sales rooms, stores and office to the side and rear.

There are 2 staircases leading to upper floors providing additional sales and storage rooms.

There are WC and fitted kitchen facilities.

There is public parking to the front of the property and a number of car parks in close proximity.

FLOOR AREAS (approximate NIA)

Ground Floor shop	304 sq ft
Additional accommodation	709 sq ft
First floor	418 sq ft
First floor store	318 sq ft
Second floor	323 sq ft

RATEABLE VALUE

From enquiries made at the VO website we believe that the property has a rateable value of £9,800 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 £12,500 per annum.

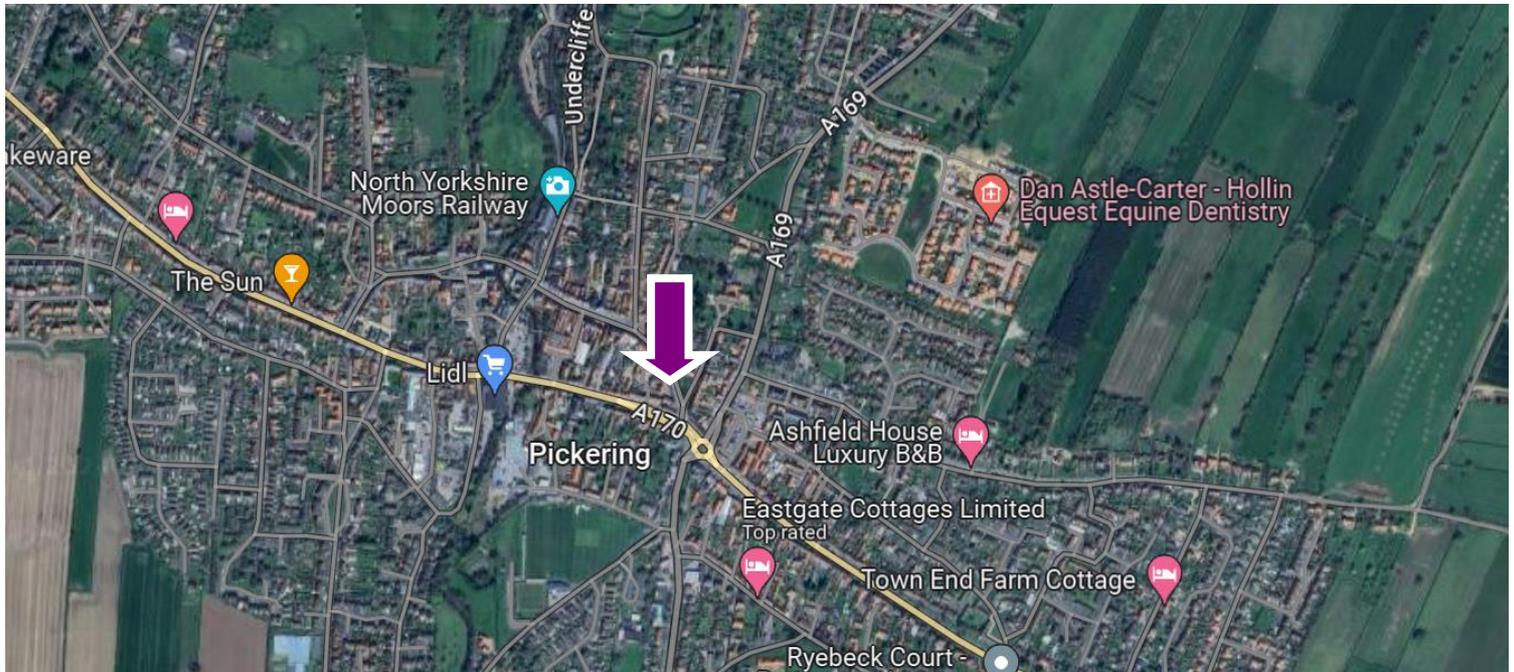
VAT

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

VIEWING

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

Subject to contract 260219



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