

**Office B, First Floor Offices,
2 Railway Street, Pocklington**



Modern office suite located in the town centre of Pocklington. The Office includes carpets, gas central heating, telephone and ISDN points.

£5,000 per annum

LOCATION

Pocklington is a busy market town with a wide range of local facilities. The town is approximately 13 miles from York and a similar distance from Beverley, creating a large rural catchment area.

The offices are located on the southern edge of the town centre, with on street parking available in the immediate vicinity.

DESCRIPTION

A relatively modern, first floor office, office suite B has good quality lighting and perimeter trunking with a laminate floor.

The Offices have a shared entrance area off Railway Street.

With stairs leading to the office accommodation on the first floor.

OFFICE SUITE B 65.42 sq m (704 sq ft)

Rent: £5,000 p.a.

RATES

The rateable value will require a new assessment.

COSTS

Both parties will be responsible for their own legal costs.

VIEWING

By appointment with Briggs Burley or R M English

N.B. members of the letting agents have an interest in the property.

ADDITIONAL INFORMATION

LOCAL AUTHORITY

East Riding of Yorkshire Council

COUNCIL TAX

Band (oral enquiry only)

SERVICES & APPLIANCES

At the time of preparing these sale particulars we were assured by the owner/occupier that all installations/appliances mentioned in these sales particulars were in working order. However, an independent expert has not tested them recently unless so stated therein. Where a property has been left vacant the purchaser may be liable for reconnection charges in respect of disconnected services and appliances.

VIEWING ARRANGEMENTS

Please contact us and we will be happy to arrange a mutually convenient appointment. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

FREE VALUATION

We are pleased to offer a free, no obligation valuation service to give you a market appraisal on your property. Please contact us to arrange a mutually convenient appointment.

DISCLAIMER

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The brochure does not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included

