

# Colin Ellis

Commercial

## TO LET RETAIL SHOP



### Champley Mews, Market Place, Pickering YO18 7AE

Retail shop to let on a pedestrianised shopping street in the heart of Pickering town centre. Located amongst a cluster of local independent retailers and adjacent to the Co-op supermarket this unit is in a super location with lots of footfall. The unit provides 365 Sq.Ft of retail floor area with an additional kitchenette and W.C and has a 21ft wide glazed retail frontage.

**£9,000 per annum**

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# Market Place – Property Number 110103

## LOCATION

Champley's Mews is a quaint pedestrianised retail area off the main Market Place high street in Pickering which is home to a number of other independent businesses including Champleys Shoes, Belle beauty, lifestyle fashion, Sentier ladies fashion and also the Co-Operative supermarket.

## THE SHOP

The shop comprises a purpose built retail shop with a glazed retail frontage, open plan space measuring 5.9m deep by 6.4m wide, kitchenette and a W.C. The property provides a total of approx. 365 Sq.Ft of retail area, electric, water and an alarm.

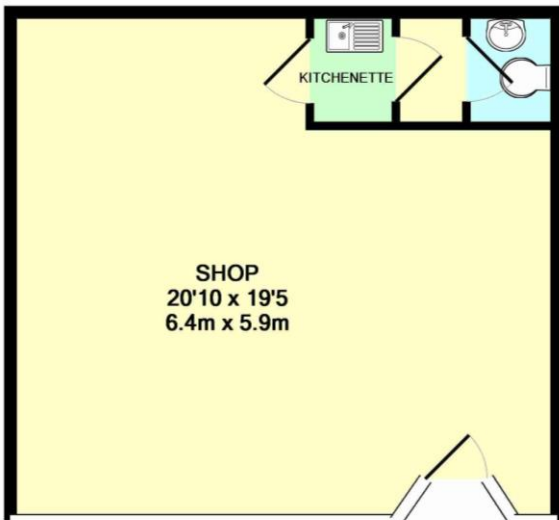
## BUSINESS RATES

The property has a current Rateable Value of £8,800. We understand there is some rate liability. Interested parties are advised to contact Ryedale Council to confirm the current rate liability.

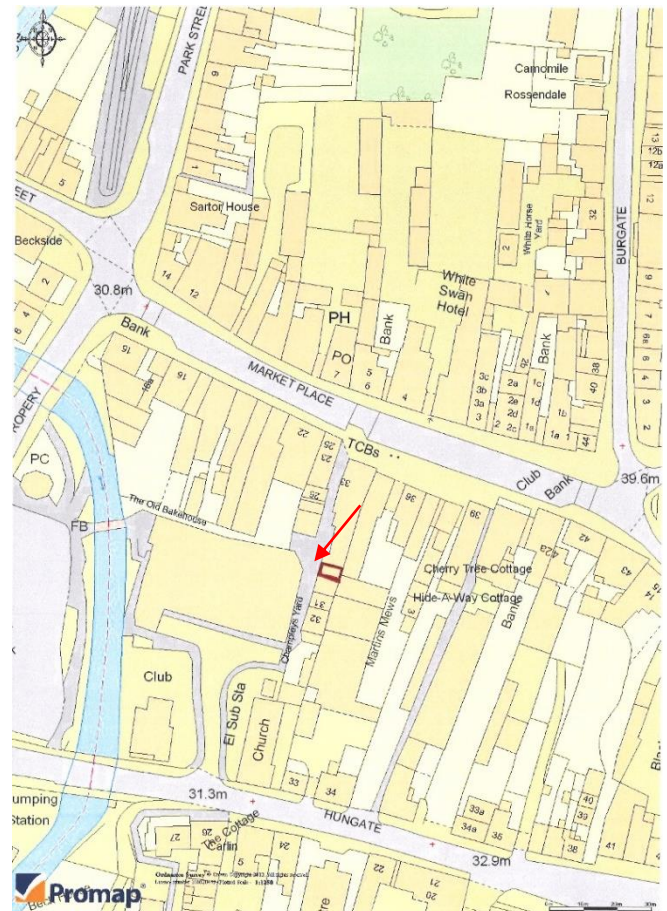
## LEASE TERMS

The property is available on an assignment of lease till April 2020, new lease available at this time at £9,000 per annum. The lease is on an Internal Repairing basis (including the shop front). The Landlord will be responsible for external repairs and general building maintenance. Rent payable monthly/quarterly, annual rent reviews. No security deposit.

**VIEWING:** Viewings can be arranged through Colin Ellis Commercial - 01723 363565



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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