



CPH

ESTATE AGENTS AND  
CHARTERED SURVEYORS

1a Market Place, Pickering YO18 7AA

Annual Rental Of £10,000



# 1a Market Place

Pickering YO18 7AA

- ❖ 550 SQ FT RETAIL / OFFICE UNIT
- ❖ PRIME LOCATION ON MARKET PLACE
- ❖ AVAILABLE OCTOBER 2020
- ❖ INCENTIVES MAYBE OFFERED

CPH Commercial bring to the market TO LEASE these attractive premises occupying a prime position on Market Place in Pickering. The premises, in our opinion, would suit a variety of retail / office users. The frontage benefits from an extensive display window with an offset door leading into the generous sales area, with a W.C and extensive storage to the rear. The unit extends to a net internal of approximately 550 sq ft and is available to let from October 2020 on a new Internal Repairing and Insuring Lease for a minimum 3 year term. Incentives maybe offered. All enquiries to CPH Commercial - 01723 352235.

## LOCATION:

The Market town of Pickering is situated at the junction between the A170, which links Scarborough with Thirsk and the A169, which links Malton with Whitby. Pickering lies approximately 28 miles to the North East of York, approximately 18 miles to the South of Whitby, 8 miles to the North of Malton and 18 miles to the West of Scarborough and lies in close proximity to the North York Moors National Park. Pickering is a very popular market town with a resident population of approximately 8,000.

The property lies to the top end of Market Place which forms a continuation of Birdgate and is considered a very popular commercial location with national operators such as Barclays, Boots and Thomas the Baker all being present.

## BUSINESS RATES:

2017 Rateable Value - £10,000

The unit benefits from 100% Small Business Rates Relief. Further details available on request.

## TERMS:

A new lease is to be offered on a internal and repairing and insuring basis for a minimum 3 year term. Incentives maybe offered.

## EPC:

Band D.

## VAT:

VAT, if applicable, will be charged at the prevailing rate.

## VIEWING:

Via the sole agents:

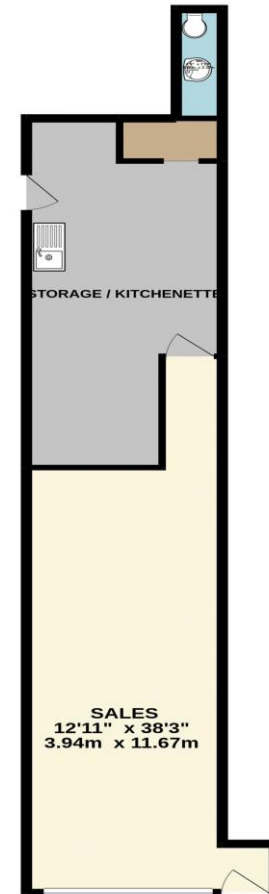
CPH Property Services  
19 St Thomas Street  
Scarborough  
YO11 1DY

01723 352235  
sales@cphproperty.co.uk

## DETAILS PREPARED:

29072020 JW

GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## CPH Property Services

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