



2 Railway St Pocklington York

TO LET

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 unit occupies a prominent location on the southern edge of the town centre next to Oxfam and R M English.

On street parking is available in the immediate vicinity.

Description

This is a good modern retail unit, with excellent display frontage. The unit has suspended ceilings, recessed lighting, floor coverings and ramp for disabled access.

Lease Terms

A new lease will be granted for a term of 6 years with a rent review in year 3.

Accommodation

Internal width	6.65 m	20' 6"
Depth	9.29 m max	31' 6"
Retail Area	58.16 sq m	625 sq ft

Rent

£13,500 pa exclusive

Rates

The Rateable Value is £13,250

Costs

The tenant will be responsible for the reasonable legal costs of preparing the lease.

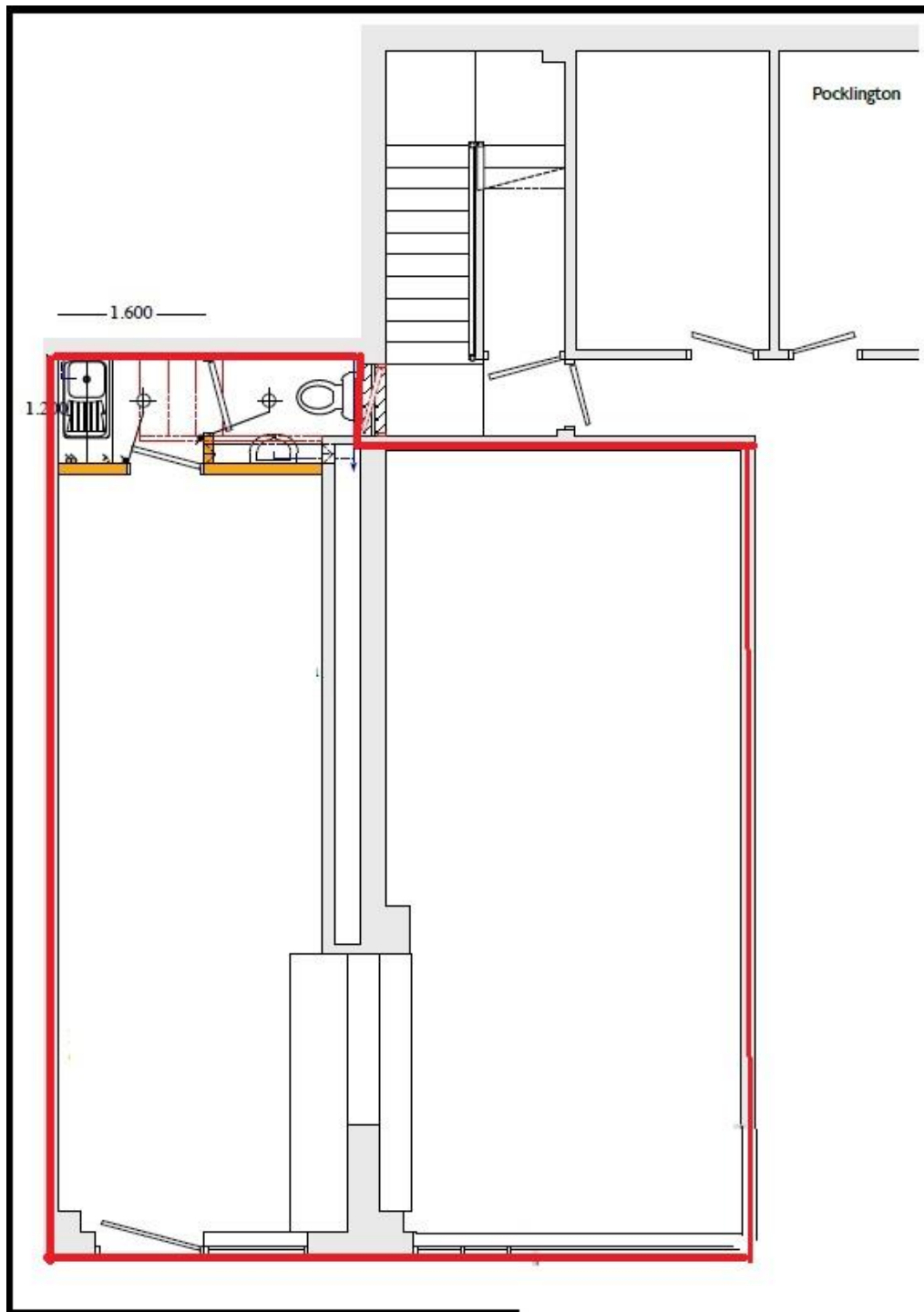
Viewing

By appointment with Briggs Burley or R M English

Contact John Burley 07949 154881

R M English 01759 303202

NB. Members of the letting agents have an interest in the property



PROPERTY MISDESCRIPTION ACT 1991 / MISREPRESENTATION ACT 1967
 These particulars are believed to be correct but their accuracy cannot be guaranteed and they are expressly excluded from any contract.

briggsburley
 Chartered Surveyors

18 Castlegate, York, YO1 9RA

01904 654438

www.briggsburley.co.uk