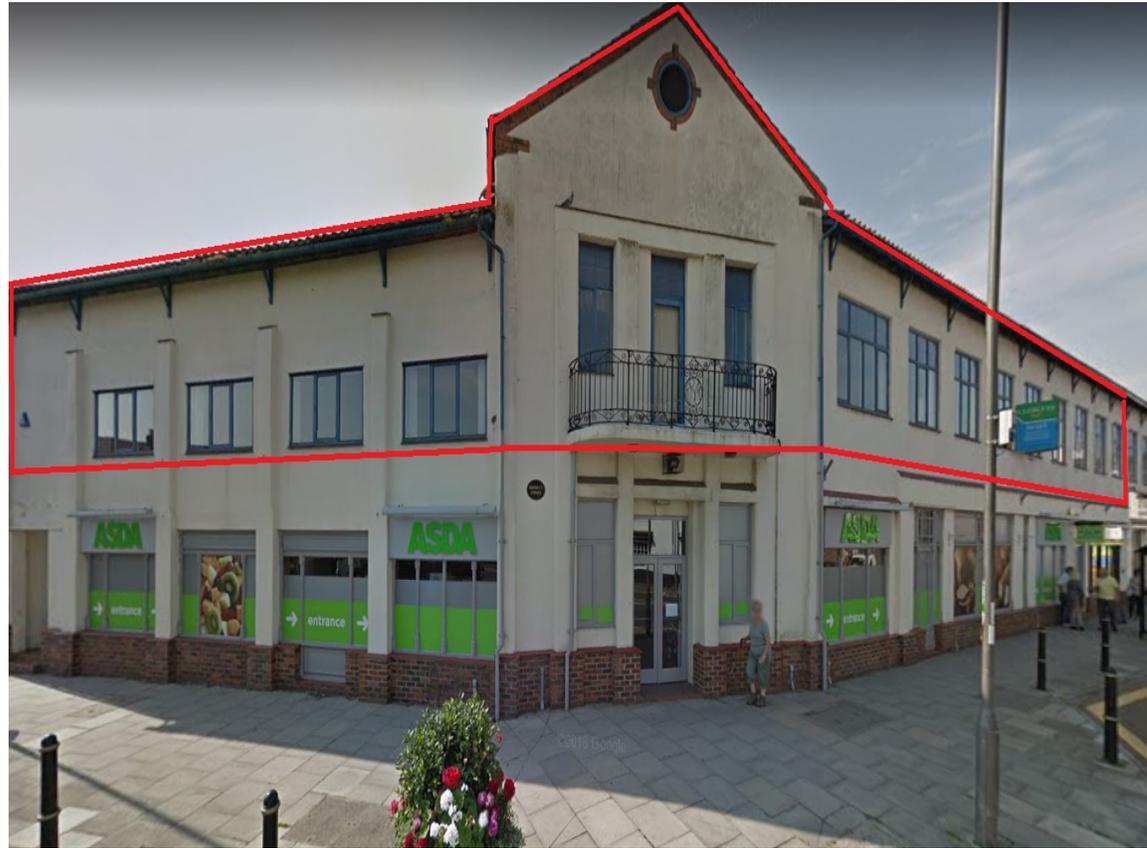


Central Location | VERY LARGE OFFICE UNIT  
FORMER GYM ABOVE ASDA | Large Rear Car Park



## GYM OR OFFICE UNIT IN MARKET WEIGHTON, YORK

Unit 5, Armstrong House, High Street, Market Weighton, West Yorkshire, YO43 3AH

- + £1,250 per calendar month (£15,000pa)
- + Total area 3854sqft (358sqm)
- + Prominent position with high footfall
- + Nearby retailers include, Tesco Superstore, Boots, Co-op Foods, Dominoes Pizza, Cooplands, Post Office, Corals and many others
- + Bus Stop outside property
- + First floor retail unit with shared car park for approximately 50 cars.



Thrower Stone Group

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### Location

Market Weighton is a growing market town in the East Yorkshire Wolds, located 20 miles North West of Hull, 20 miles South East of York and 12 miles South West of Driffield. Armstrong House is situated on High Street, at the busy junction with Southgate, occupying the main route through the town. Nearby occupiers include Tesco Superstore, Boots, Co-op Foods, Dominoes Pizza, Cooplands, Post Office, Corals and many others

### Description

These first floor premises could be used as a gym or as a superb suite of offices. It comprises of two main rooms, two smaller rooms, ladies and gents w/c blocks and a conference room. It has also been previously used as a gym. To the rear of the property is a shared car park for approximately 50 cars. The unit is secure and benefits from external roller shutters and a fire exit, it is clean and tidy and is available for immediate occupation.

### Accommodation

The accommodation comprises the following approximate Net Internal Areas:

First Office:	224.23sqm	(2414sqft)
First Office:	77.57sqm	(835sqft)
First Office:	11.47sqm	(123sqft)
First Office:	11.71sqm	(126sqft)
First Kitchen:	6.08sqm	(65sqft)

First Plant Room:	0.65sqm	(7sqft)
First Internal Storage:	2.75sqm	(30sqft)
First Staff Toilets:	23.69sqm	(255sqft)
Total Area:	358.15sqm	(3855sqft)

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £15,000 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Shop & Premises £12,000.

The business may be eligible for small business rate relief. For further information please contact City of York Council.

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Thrower Stone Group have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Thrower Stone Group, for themselves or for the vendor(s) or lessor(s) and are not.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The vendor(s) or lessor(s) do not make, give or imply, nor do Thrower Stone Group or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
5. Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT

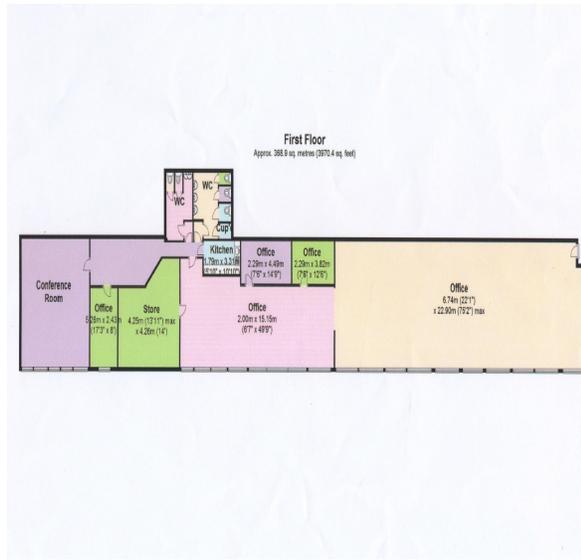
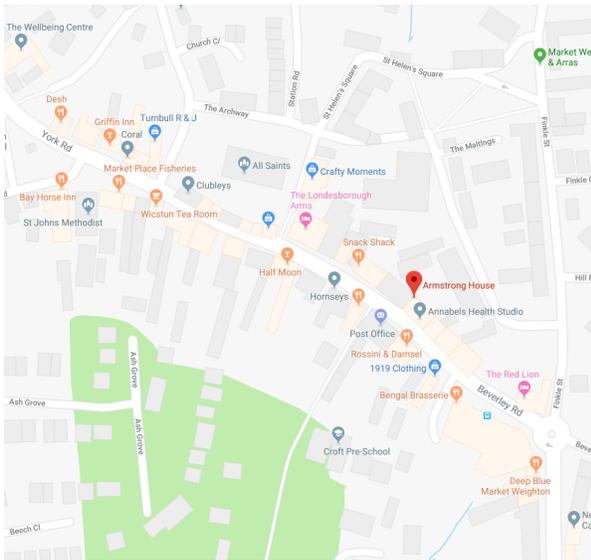


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