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MARKET WEIGHTON

Ground Floor, Armstrong House, High Street,
YO43 3AH



SUBSTANTIAL RETAIL UNIT
TO LET

PROPERTY HIGHLIGHTS

- Substantial open plan sales area 614.66 sq m (6,617 sq ft)
- Prominent location
- Rear car park for approximately 50 cars
- Available on a new lease
- Consideration may be given to division of the unit

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, being the main route through the town.

Nearby occupiers include Tesco, Dominos, Boots Pharmacy, Co-Op and Cooplands.

DESCRIPTION & ACCOMMODATION

The premises comprise of a large open plan retail area, together with store room, offices and toilet facilities. The premises would be suitable for various commercial uses (subject to planning permission). To the rear of the property is a shared car park for approximately 50 cars.

The accommodation comprises (all areas are approximate):

Sales area: 518.36 sq m (5,580 sq ft)
Store Room: 84.05 sq m (905 sq ft)
Cash office: 3.72 sq m (40 sq ft)
General office: 8.53 sq m (92 sq ft)
Plus W/C

TOTAL AREA 614.66 sq m (6,617 sq ft)

TERMS

The unit is available on the following terms and conditions.

Term

10 years with 5 year rent review

Rent

£50,000 per annum exclusive of rates and all other outgoings, payable quarterly in advance.

Repairs

The tenant will be responsible for internal repairs and maintenance of the shop front plus a service charge to cover any external repairs and decorations.

Insurance

The Landlord insures the building, the Tenant is responsible for reimbursing the insurance premium applicable thereto.

VAT

To be confirmed.

BUSINESS RATES

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property has a rateable value of £45,500, which for 2017/18 is subject to a rate in the pound of 46.6p. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D. A copy of the Certificate and Recommendations Report is available on request.

CONTACTS

For further information or to arrange a viewing please contact the agents

PPH Commercial
Matt Penrose, 01482 626947,
matt.penrose@pph-commercial.co.uk

Tom Penrose, 01482 626901,
tom.penrose@pph-commercial.co.uk

or

JMC Surveyors
Gav Bolel 0161 772 4488
Ben Berlin 0161 772 4471

Date: February 2018 **File Ref:** 12187



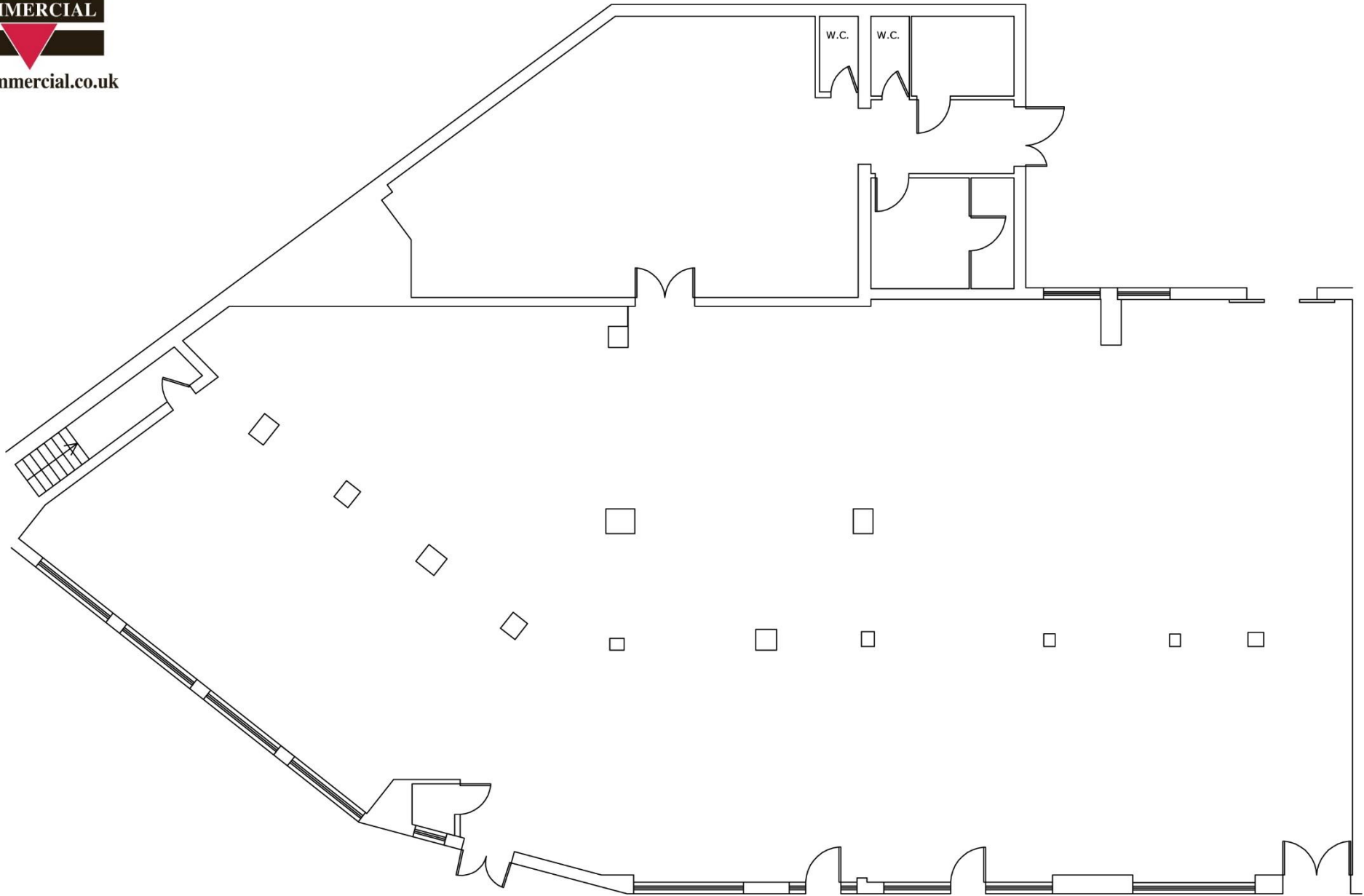
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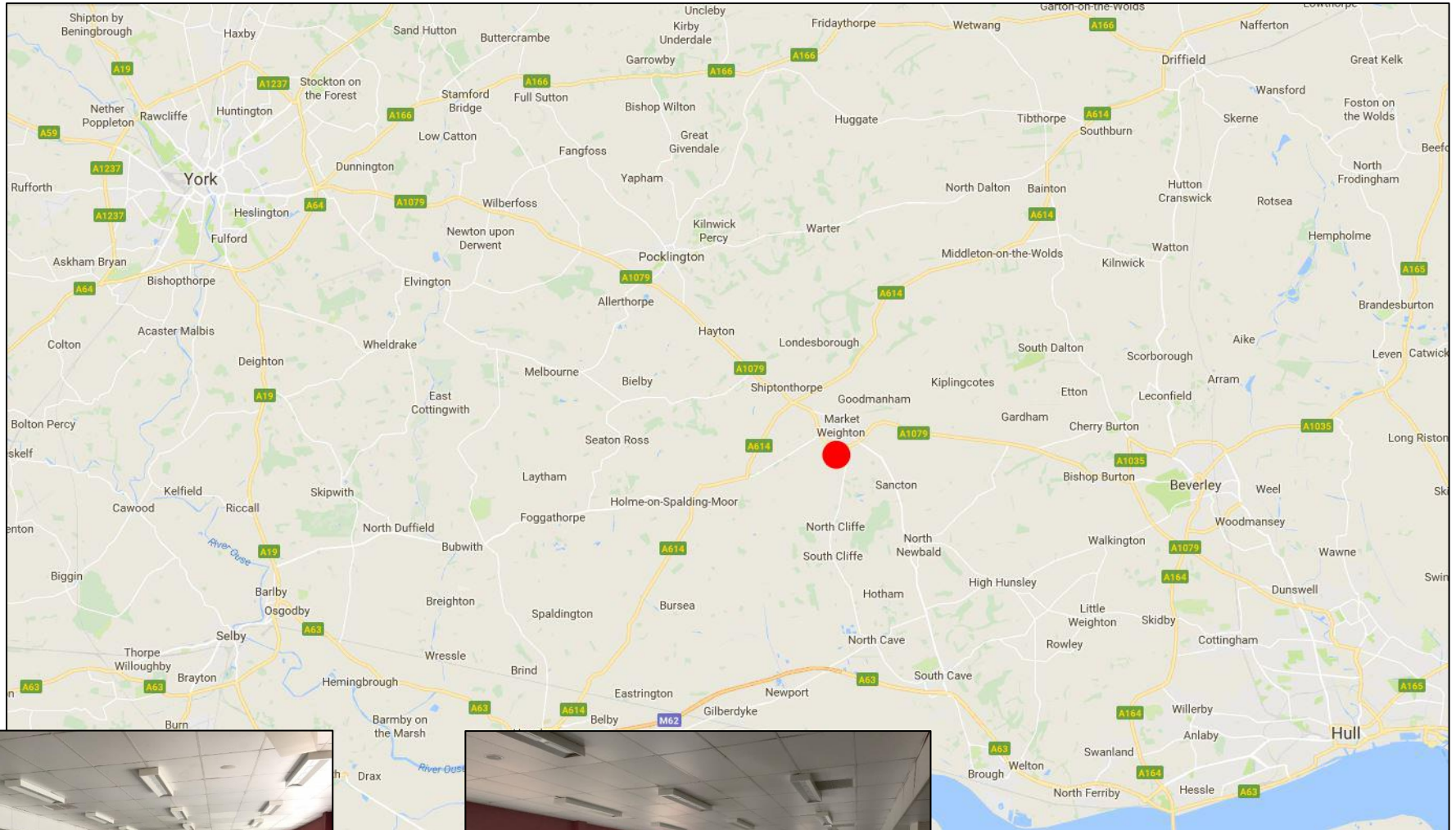


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FLOOR PLAN



FOR ILLUSTRATION ONLY. NOT TO SCALE



PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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