

Large Rear Car Park | GROUND FLOOR RETAIL UNIT
OPTION TO SPLIT UNITS | Various Commercial Usage



RETAIL UNIT IN MARKET WEIGHTON, YORK

Unit 1 & 2, Armstrong House, High Street, Market Weighton, West Yorkshire, YO43 3AH

- + **£3,750 per calendar month (£45,000pa)** for full unit price will change pro rata if the unit is split
- + **Total area 6616sqft (615sqm) Option to split unit.**
- + **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**
- + **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, being 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 ground floor 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). The landlord is prepared to split the unit in two should the tenant wish. The rent of the property will go down pro rata to the size. 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:

Retail Zone A:	219.2sqm (2359sqft)
Retail Zone B:	200.6sqm (2159.2sqft)
Retail Zone C:	116.2sqm (1250.8sqft)
Internal Storage:	75.1sqm (808sqft)
Staff Room:	12.7sqm (137sqft)

Plant Room:	6.1sqm (66sqft)
Cold Store:	10.5sqm (113sqft)
Staff Toilets:	10sqm (108sqft)
Total Area	651sqm (7007sqft)

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 £45,000 per annum exclusive.

Business Rates

The current rating assessment is as follows: Shop & Premises £45,500.

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.

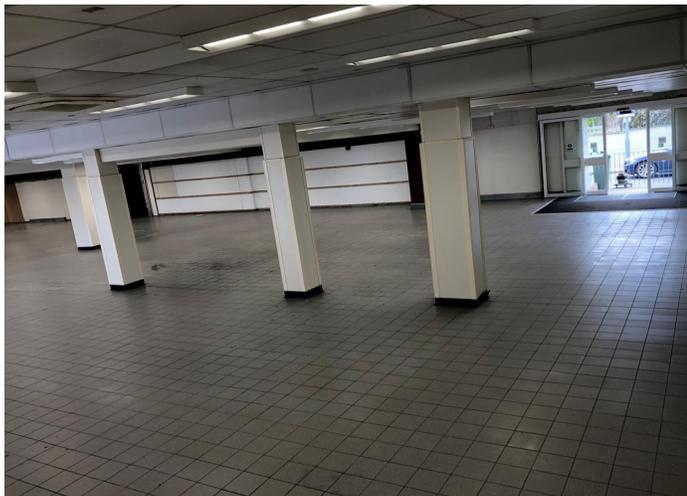
VAT

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:-

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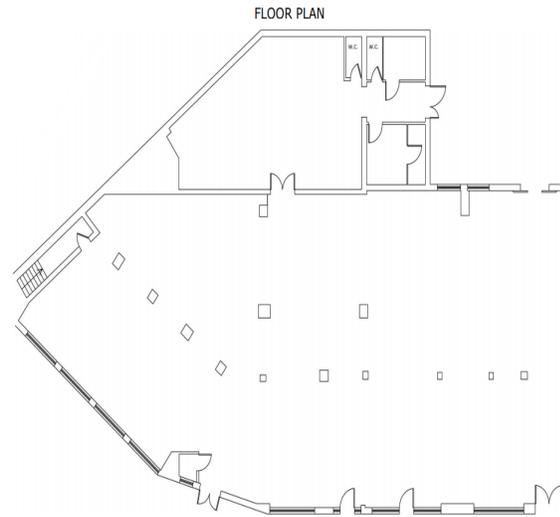
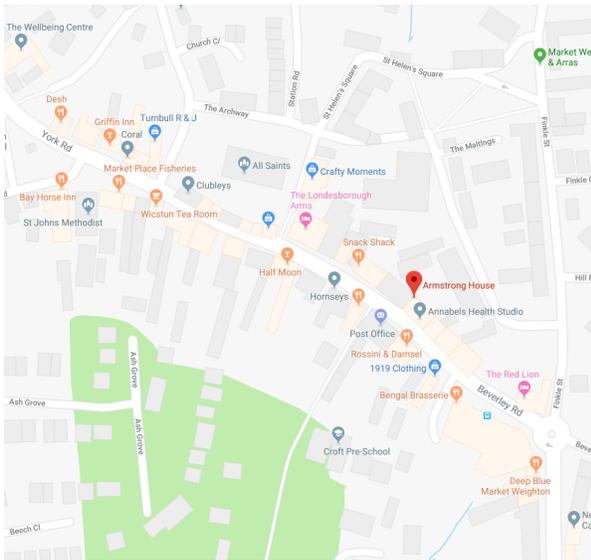


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