

# PRIME SHOP TO LET



## 17 MARKET PLACE, PICKERING YO18 7AE

### LOCATION

Pickering is a popular North Yorkshire market town with a population of approximately 7,000. The town which is located on the border of the North York Moors National Park is situated approximately 8.4 miles (14km) north of Malton, 18 miles (29km) west of Scarborough and 26 miles (42 km) north east of York.

The town is a popular tourist destination with its location on the edge of the North York Moors attracting a number of visitors to the town, Pickering Castle and the North Yorkshire Moors Railway.

### SITUATION

The property is in a prime location on the main retail street with nearby retailers including Boots, Barclays, Thomas the Baker, Cooplunds, Age UK, Yorkshire Trading Company and Hays Travel and Co-op Food.

### DESCRIPTION

A well configured shop with clear retail space to the ground floor and storage/staff at first floor.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	4.80m	15'9"
Internal Width	3.78m	12'5"
Shop Depth	29.3m	96'2"
GF Sales	103.68 sq.m	1,116 sq.ft
FF Staff/Storage	36.22 sq.m	389 sq.ft

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed, subject to five yearly upward only rent reviews.

### RENTAL

Offers in the region of **£18,000 per annum exclusive**.

Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)

## RATES

We understand the property is assessed as follows:-

Rateable Value £17,250

We understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING

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Subject to Contract



### Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be or come under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.