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your trusted property experts

Eastgate,
Pickering, YO18 7DU

TO LET - £13,000 Per Annum

Double fronted lock up retail unit prominently located at the front of Eastgate, directly overlooking the A170 road through Pickering. With approximately 63.3 sqm (681 sq ft) of ground floor space with an additional store room and staff facilities the unit would suit a variety of businesses. Great leasehold opportunity.



FULL DESCRIPTION

Double fronted lock up retail unit prominently located at the front of Eastgate, directly overlooking the A170 road through Pickering. With approximately 63.3 sqm (681 sq ft) of ground floor space with an additional store room and staff facilities the unit would suit a variety of businesses. Great leasehold opportunity.

LOCATION

The unit is situated at the front of Eastgate Square in Pickering, which fronts onto the A170 and adjacent to the busy pay and display car park.

SERVICES

RENT

The current rent is £13,000 per annum excluding rates and services

TERMS

LEASE TERMS

Remaining terms of an existing lease with approximately 13 years unexpired.

RATES

BUSINESS RATES

From inquiries to the Valuation Office Agency website it is believed that the current business rateable value is £7,800 with a billing reference RY008502250042

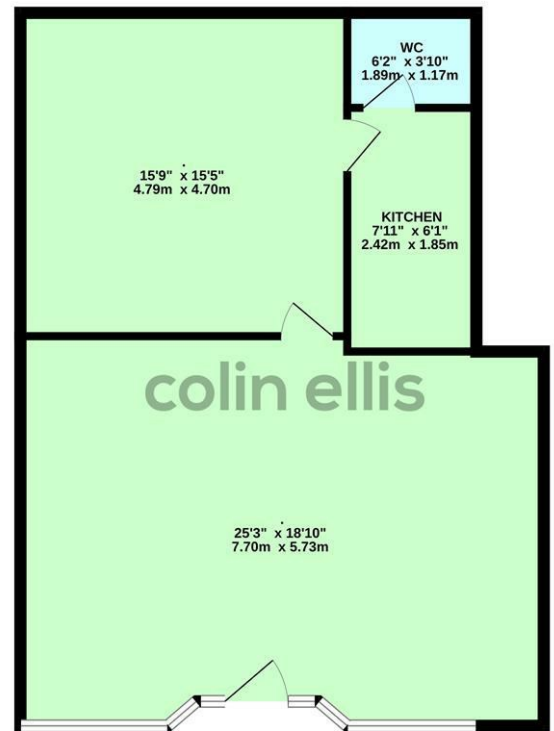
SERVICE CHARGE

£195 per quarter

Insurance: £171.25 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Eastgate - 18010492

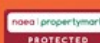
Council Tax Band - Exempt

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(94 plus)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



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