

11C Regent Street Pocklington



Suite of offices on three floors occupying a prime site in the town centre of Pocklington.
Each office is networked and have several power points for office equipment.

£9,000 Per Annum

LOCATION

Pocklington is a market town approx. 13 miles East of York, Approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices and churches. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

DIRECTIONS

Situated in the town centre on Regent Street, the offices are located on the left hand side.

GROUND FLOOR

Office 5.53m(max) x 3.21 (max)

Store cupboard 1.54m x 0.88m

Office/Store 3.10m x 1.99m

LANDING AREA

With access to kitchen and cloakroom, first floor office and stairs to second floor.

FIRST FLOOR

OFFICE 3.99m x 3.72m max

KITCHEN & CLOAKROOM 2.58m x 1.61m

Kitchen area with sink unit, electric water heater and power points. There is a cloakroom off, with WC and hand basin with electric water heater.

SECOND FLOOR

OFFICE 3.83m x 3.68m (max)





ADDITIONAL INFORMATION

LEASE

Any new lease would be for a term of 7 years.

BUSINESS RATES

The rateable value of the property is £4,100

BUILDING INSURANCE

There are 3 office suites within Regent House, for which the annual buildings insurance is apportioned 3 ways.

SERVICES & APPLIANCES

Mains water, electric and mains drainage.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of D(80).

DISCLAIMER

These particulars have been carefully prepared and are believed to be correct, but their accuracy is not guaranteed. Intending purchasers must satisfy themselves as to the correctness of the statements in them. Any dispute arising out of the particulars or as to any fixture included in the sale or otherwise shall be referred to the Agent's sole arbitrators and their decision shall be binding to all parties.

