

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

15 Southgate
Market Weighton, YO43 3AF
£4,750 Per annum



An ideal opportunity to rent a small retail unit in what has become an excellent secondary trading position catching the footfall from the Town Centre and Tesco supermarket. Extending to two floors, the accommodation comprises:- GROUND FLOOR SALES, KITCHEN, OFFICE AND W.C. FIRST FLOOR - 2 STORE / SALES ROOMS.

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15 Southgate, Market Weighton

ABOUT THE PROPERTY

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LOCATION

Market Weighton is a growing market town located midway between the cities of York and Hull and within easy access of the M62 and motorway network. The town centre has improved over recent years and the development of Tesco Supermarket constantly increasing the visitors to the town.

DESCRIPTION

A double fronted retail shop suited to either retail, office, or take away use subject to planning consent.

GROUND FLOOR

Sales, Kitchen, Office, W.C.

FIRST FLOOR

Two rooms one with fitted shower.

ADDITIONAL INFORMATION

RATEABLE VALUE

£1675

LEASE

Length of lease negotiable at a rental of £4,750 per annum.

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

Chris Clublely & Co. Ltd. give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Chris Clublely & Co. Ltd. has the authority to make or give any representation or warranty in relation to the property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

BOND & TENANCY AGREEMENT FEES

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.

DEPOSIT PROTECTION SCHEME

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000