

# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

70 Market Place  
Market Weighton, YO43 3AW  
£400 Per calendar month



A freehold property located in the centre of the market town located close to the busy newsagents and bus stop. Ideal for Retail or Office use. Ground floor entrance, sales area, kitchen, Gas central heating. Staff parking area to the rear and customer parking on street.

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# 70 Market Place, Market Weighton

## LOCATION

A freehold property located in the centre of the market town located close to the busy newsagents and bus stop. Ideal for Retail or Office use. Ground floor entrance, sales area, kitchen. Staff parking area to the rear and customer parking on street.

## MAIN RECEPTION

12'0" x 12'0" (3.651m x 3.657)

Laminate wood flooring, night storage heater, power points, wall light points, bay display window with storage under.

## WAITING AREA

10'11" x 12'0" max (3.324m x 3.656m max)

Night storage heater, power points, rear entrance door, staircase to first floor.

## KITCHEN AREA

5'9" x 5'9" (1.750m x 1.740m)

Fitted base unit with stainless steel sink, wall cabinets.

## OUTSIDE

Possibility of a disabled toilet.

## PARKING

Parking area to the rear. Adjacent public car park with free parking.  
Customer parking on street.

## SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

## RENTAL TERMS

£400 per calendar month  
Length of Lease Negotiable

## RATEABLE VALUE

To be finalised.

## FLOOR PLAN

This Plan is for illustrative purposes only

## LOCAL AUTHORITY

East Riding of Yorkshire Council

## TENURE

## VIEWING

By appointment with the agent.

## OPENING HOURS

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

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring

01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

## FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority. We don't normally charge a broker fee; however should a fee be charged it will typically be £200, payable on completion. The precise amount will depend on your circumstances. Your home may be repossessed if you do not keep up repayments on your mortgage.

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