

# Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

80 York Road  
Market Weighton, YO43 3EF  
£175,000



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A substantial town centre retail and residential property currently used as a retail butchery and bakers. The property comprises a retail shop, preparation rooms, bakery and storage together with a two bedroom modernised maisonette. Ideal for use as a going concern or for any other retail, offering an excellent opportunity for substantial extension of retail space.

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# 80 York Road, Market Weighton

## ABOUT THE PROPERTY

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## LOCATION

The property is located in the centre of Market Weighton, a busy and expanding town mid way between the cities of York and Hull. The population has grown substantially over recent years supporting the growth of town centre retail outlets. This retail unit is located on one of the prime access routes into town adjacent to the main car park and close to recent and future proposed residential areas.

## DESCRIPTION

A substantial property currently used as a butchers / bakers with good sized ancillary accommodation to the rear and a self contained flat above. The property is available as a going concern with all fixtures and fittings.

## SHOP

20'8" X 13'0" (6.29M X 3.97M)  
Frontage. Front display window and entrance door, built in counter unit.

## OFFICE

11'10" X 6'11" (3.61M X 2.11M)  
With front display windows.

## REAR FRIDGE

6'5" X 4'7" (1.95M X 1.40M)

## PREPARATION ROOM 1

17'3" X 9'4" (5.25M X 2.84M)  
Stainless steel sink unit, fitted work surfaces, power points.

## PREPARATION ROOM 2

17'11" X 11'0" (5.45M X 3.36M)  
With sliding door to front, stainless steel shelving, power points.

## SEPARATE WC

High level WC.

## STORE 1

Former loose box

## STORE 2

16'6" x 7'5" (5.03m x 2.27m)

## OUTSIDE

Yard.

## BAKE HOUSE

14'0" x 5'7" (4.26m x 1.71m)  
Single drainer sink unit, hand basin, power and light.

## FREEZER STORE

14'5" x 7'9" (4.40m x 2.35m)  
Power and light, door to yard.

## CHILLER UNIT

10'11" x 4'0" (3.33m x 1.23m)  
With loft over, power and light.

## FLAT

## GROUND FLOOR ENTRANCE

Staircase to:-

## LANDING

## BATHROOM

White suite comprising panelled bath, pedestal hand basin, low flush WC, part tiled walls, double radiator.

## KITCHEN

12'0" x 9'11" (3.67m x 3.01m)  
Fitted wall and floor units incorporating stainless steel sink unit, work surfaces, part tiled walls, wall mounted gas fired central heating boiler, plumbed for automatic washer.

## INNER HALL

Double radiator.

## LOUNGE

12'2" x 10'2" (3.70m x 3.11m)  
Electric fire set in feature fireplace, double radiator, power points.

## DINING AREA

10'0" x 7'8" (3.04m x 2.33m)  
Double radiator, power points.

## LANDING OFF SECOND FLOOR

## BEDROOM ONE

14'10" x 12'10" max (4.53m x 3.92m max)  
Double radiator, power points.

## BEDROOM TWO

10'4" x 8'10" (3.16m x 2.70m)  
Double radiator, power points.

## ADDITIONAL INFORMATION

## SERVICES

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

## APPLIANCES

No appliances have been tested by the agent.

## FLOOR PLAN

This Plan is for illustrative purposes only

## LOCAL AUTHORITY

East Riding of Yorkshire

## 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.

## 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.

A broker fee of £199 will be charged on application.

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

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.

