McBeath
Property Consultancy
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TOWN CENTRE RETAIL UNIT

PICKERING YO18 7AU

NORTH YORKSHIRE

A well positioned shop property

- **ATTRACTIVE PERIOD PROPERTY**
- **PROMINENT FRONTAGE CLOSE TO MARKET PLACE**
- **EXCELLENT CENTRAL POSITION**
- **GROUND FLOOR SALES/TRADING**
- **STORE/KITCHEN/WC and SMALL REAR YARD**
- **IDEAL FOR A RANGE OF OCCUPIERS**

TO LET

LOCATION
The subject property is situated in an accessible position fronting Burgate in the historic town centre of Pickering, widely regarded as the gateway to the North York Moors National Park.

Pickering is an attractive and bustling historic market town with a diverse economy with employers from the tourist, agricultural, service, engineering and public sectors.

The town has very good road links being situated on the A169 and A170 roads providing rapid links to the regional and national road network.

The subject property is one of a wide range of shops, services and amenities in the town and the award winning White Swan Inn and The North York Moors Railway are close by. Pickering has a growing resident population with major new developments having been undertaken by national housebuilders, and benefits from a year round tourist trade. It is estimated that the North York Moors has in the region of 10 million visitor days per annum, with Pickering often being the focal point.

DESCRIPTION
The subject property is situated with immediate frontage to Burgate, close to the historic Market Place a few yards away, and is set within a building predominantly of traditional double fronted stone construction with pitched roof. The ground floor shop has a number of useful features including panel double fronted retail frontage, rear store or office, fitted kitchen and spot-lights.

There is a front sales area with double display window and recessed entrance.

There are WC and fitted kitchen facilities.

There is a small enclosed rear yard.

FLOOR AREAS (approximate NIA)

Ground Floor shop	25.58 sq m (276 sq ft)
Store/Office	8.19 sq m (88 sq ft)
Kitchen	2.30 sq m (25 sq ft)

RATEABLE VALUE
Interested parties should make their own enquiries..

LEASE TERMS
The property is available on a new full repairing lease for a term to be agreed.

The commencing rental is £7,500 per annum.

VAT
Interested parties should assume that the rent is subject to VAT unless advised otherwise.

VIEWING
By prior arrangement with the Sole Agents. andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929.

Subject to contract 041224

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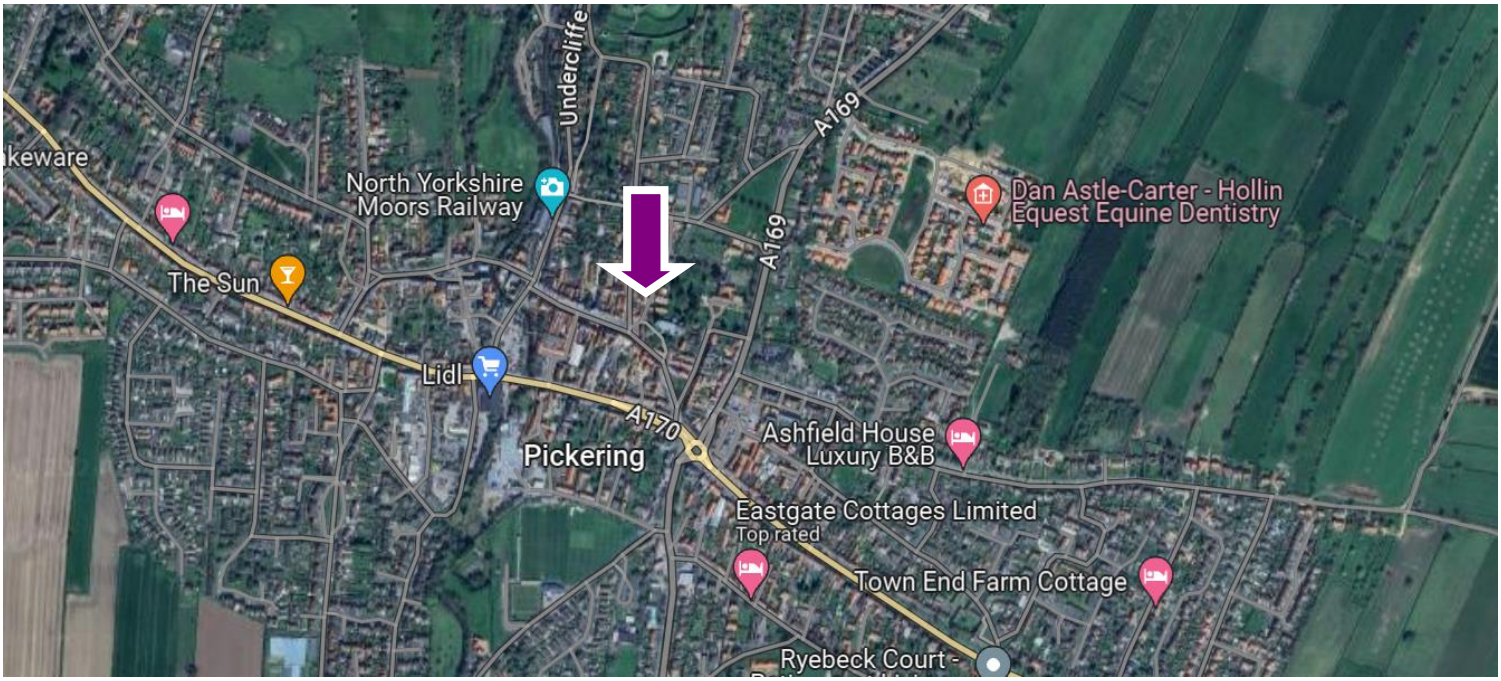

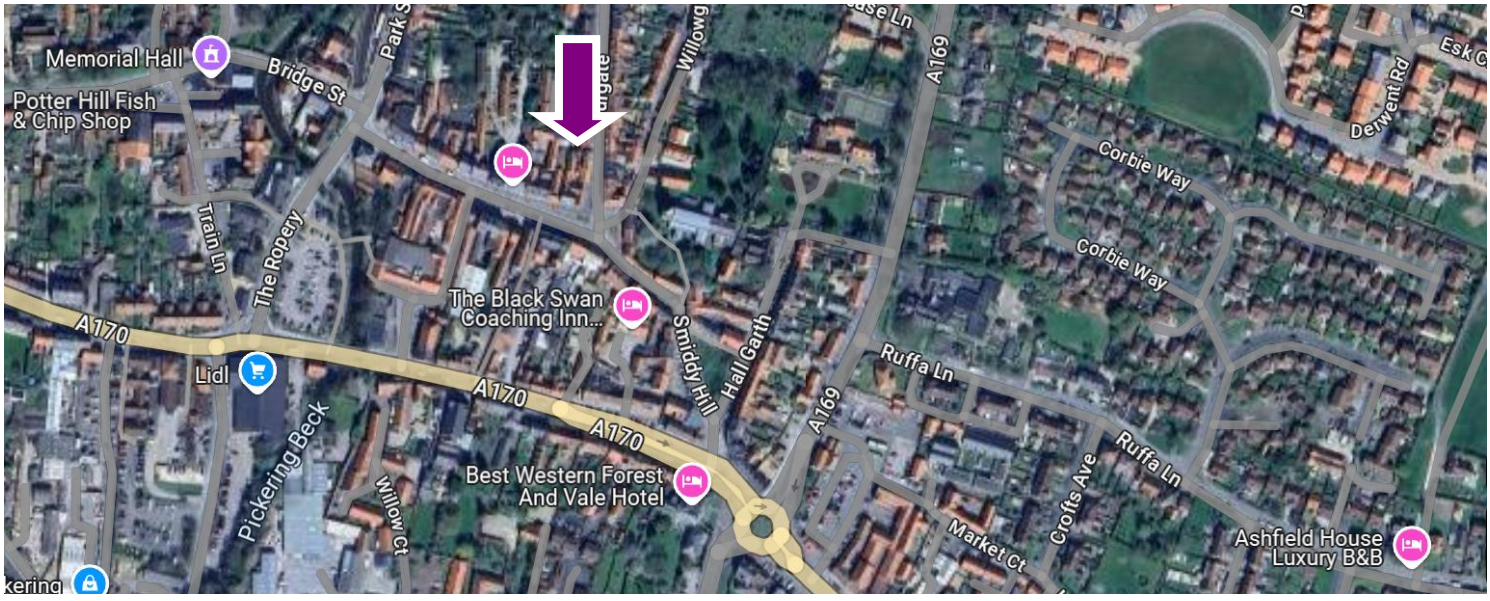

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