



Market Street, York

71-73 Market Street, Pocklington, York, YO42 2AE

Offers In Region Of £450,000

4 Bed Mid Terraced House
71-73 Market Street, Pocklington, York,
YO42 2AE

A rare opportunity to purchase a mixed commercial / residential use building FREEHOLD currently trading as a café and tanning studio on the ground and first floor – with a further 2 two bedroom self-contained apartments above – all currently tenanted and producing an income. Situated in the centre of the thriving market town of Pocklington some 13 miles east of York.

DETAILS

****Business unaffected ****

Additional information:

With regards to viewing the subject property, this is to be done strictly by appointment through Maryanne Smith @ Naish Estate Agents.

Please contact us to arrange an internal inspection, or to register your interest.

LOCATION

The subject property is well located on Market Place, in the bustling and thriving market town of Pocklington, which sits at the foot of The Wolds.

The property is surrounded by an eclectic mix of high street names and local shops, restaurants and transport links all within walking distance. Pocklington is located approximately 13 miles east of York and 17 miles to Beverley.





Pocklington lies on the A1079 road, the main arterial route between the cities of York and Hull

ACCOMMODATION

Apartment 1:
Stairs and inner hallway to:
Living room
Bedroom - Double
Bedroom - Double
Shower Room
Kitchen

Apartment 2:
Inner hallway
Living room
Store Cupboard
Bathroom
Double Bedroom
Single Bedroom
Kitchen

Both with tenants in situ, further details can be given upon request.

COMMERCIAL ASPECT

**Business unaffected **

Currently trading as a successful Café and Tanning Studio, impeccably shown internally by the current tenants with a 'Tikki Bar' style.

Notice of Decision for change of use can be viewed in our office or on line at eastriding.gov.uk

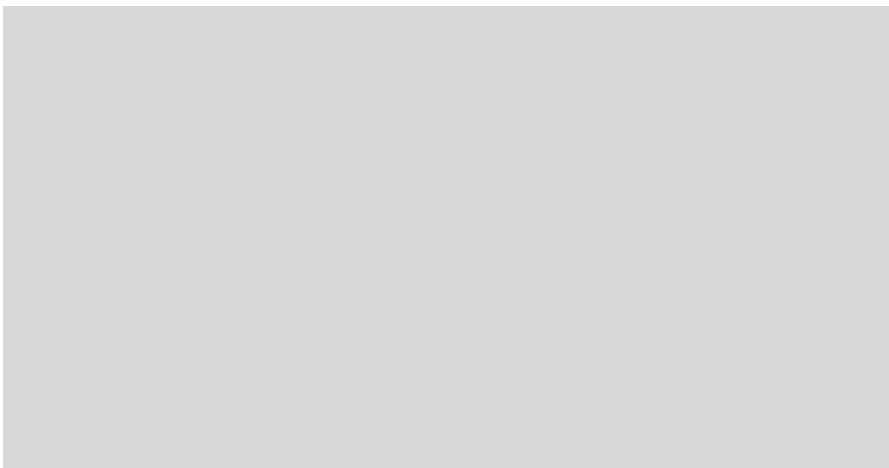
** Current rents achieved can be given out upon request **



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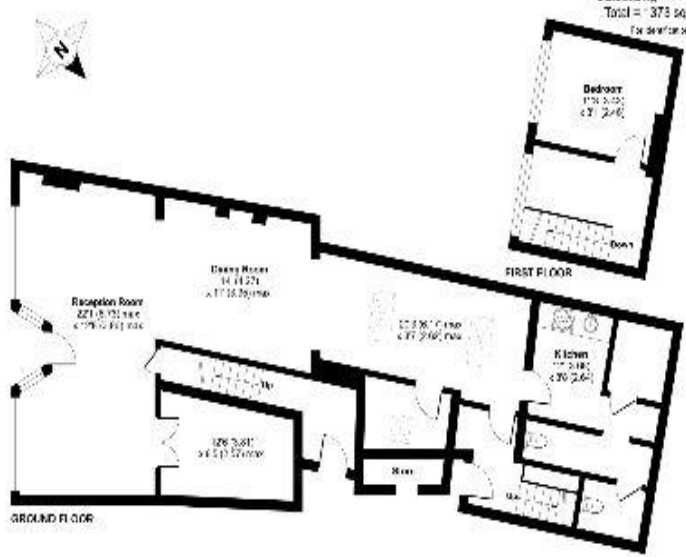
Approximate Area = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



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Approximate Area = 305 sq ft / 28.26 sq m
 Outbuilding = 14 sq ft / 1.28 sq m
 Total = 319 sq ft / 29.54 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Naish Estate Agents. REF: 738352



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(1) All measurements and floor plans are approximate and for information only. (2) We have not checked legal title to the property, planning or building regulations matters or any guarantees. (3) We have not checked that electrical, plumbing or other appliances are safe or in working order. (4) You may not place reliance on any matter in these details or any oral or written representation by any of the staff at Naish Estate Agents and Solicitors. All statements, concerns or questions must be independently verified by your solicitors. N493