



Total area: approx. 175.0 sq. metres (1883.3 sq. feet)
Floorplan of existing building.
Plan produced using PlanUp.



Asking Price
£149,950

54-55 Market Place,
Driffield, YO25 6AW,

SERVICES

Understood to all be connected to mains.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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LOCATION

The property is located within a conservation area that covers the centre of the main shopping area of the Town. It will also be very conveniently placed for the new town car park that is currently being developed on the site of the old Cattle Market.

Driffield is a traditional market town that earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities of Bridlington, Beverley and York are all within easy travelling distance either by road, rail or bus. Driffield offers an excellent range of shopping facilities, including national stores such as W H Smiths, Boots, Tesco's, Lidl and Iceland Foods.

BUSINESS RATES

The property has a current rateable value of £10,750.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The first floor flat is listed as being in council tax band A.

THE ACCOMMODATION COMPRISES:

Ground Floor

The ground floor currently comprises; approximately 575 sq ft of retail space with a double frontage into Market Place.

To the rear of the building is a WC and a former store (currently with a collapsed flat roof) that connected the retail area to the former bakery. The bakery provides an additional 290 sq ft of space.

First Floor - Self Contained Apartment

Approach from an entrance at the rear of the building that is accessed by a pedestrian right of way over the side driveway. The flat has gas central heating although this has not been tested.

- Living room/Bedroom
- Bedroom
- Dining Room/Living room
- Kitchen
- Bathroom.

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DESCRIPTION

A double-fronted shop unit with a one/two bedroom self-contained flat over that is now in need of a comprehensive programme of refurbishment. The property has for many years operated as a bakery and cafe and is located in a prime retail shopping area within the town. The premises offer an excellent opportunity for alteration to the ground floor to create a larger retail space (subject to planning consent) and refurbishment of the first floor to provide a lettable self-contained flat.

