



25-27 Market Place

Pocklington, York, YO42 2AS

Cafe/Retail Unit in a prime location on Market Place in the centre of Pocklington

1,460 sq ft
(135.64 sq m)

- Prime Market Place location – highly visible central position in the heart of Pocklington's busy town centre.
- Fully fitted café – high-quality internal fit-out with trading layout ready for immediate occupation.
- Strong local catchment – affluent and expanding market town with growing residential base and consistent footfall.

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Summary

Available Size	1,460 sq ft
Rent	£30,000 per annum
Price	Offers in excess of £400,000
Rates Payable	£9,712.50 per annum
Rateable Value	£17,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property occupies a prime, highly visible position on Market Place, benefitting from strong pedestrian flow, market day activity and surrounding retail trade. It features a prominent glazed frontage with excellent signage opportunity. Internally, the layout includes a customer servery, ground and first floor seating areas, and ancillary storage/welfare space to the rear. Additional basement and second-floor accommodation offer potential for alternative use or conversion (STP).

Location

Pocklington is an attractive and affluent market town located 13 miles east of York and 26 miles west of Hull. It serves as a key local commuter centre drawing trade from a wide rural catchment across the Vale of York and the Wolds. The town’s population of around 9,000 continues to grow through major housing developments such as The Mile and Broadmanor. Pocklington’s compact centre features a strong mix of national occupiers – including Sainsbury’s, Aldi, Boots and Specsavers – alongside a vibrant range of independent cafés and boutiques. With its affluent catchment, high footfall and strategic location, Pocklington remains one of East Yorkshire’s most desirable and fast-growing market towns for both occupiers and investors.

Accommodation

The accommodation comprises the following areas:

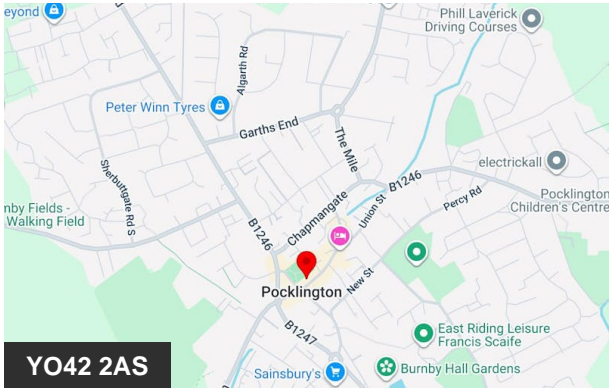
Name	sq ft	sq m	Availability
Ground	770	71.54	Available
1st	690	64.10	Available
Total	1,460	135.64	

Specification

The property is fully fitted as a contemporary café, benefiting from a front-of-house area with customer seating. The unit is presented to a modern standard with, suspended ceilings with inset lighting, vinyl flooring, and customer WCs, allowing an incoming operator to trade immediately. All Costa paraphernalia will be removed. Air con units and CCTV may be removed - please check with the agent.

Terms

The property is available on either a leasehold or freehold basis, subject to negotiation. Further details and quoting terms are available from the sole agents.

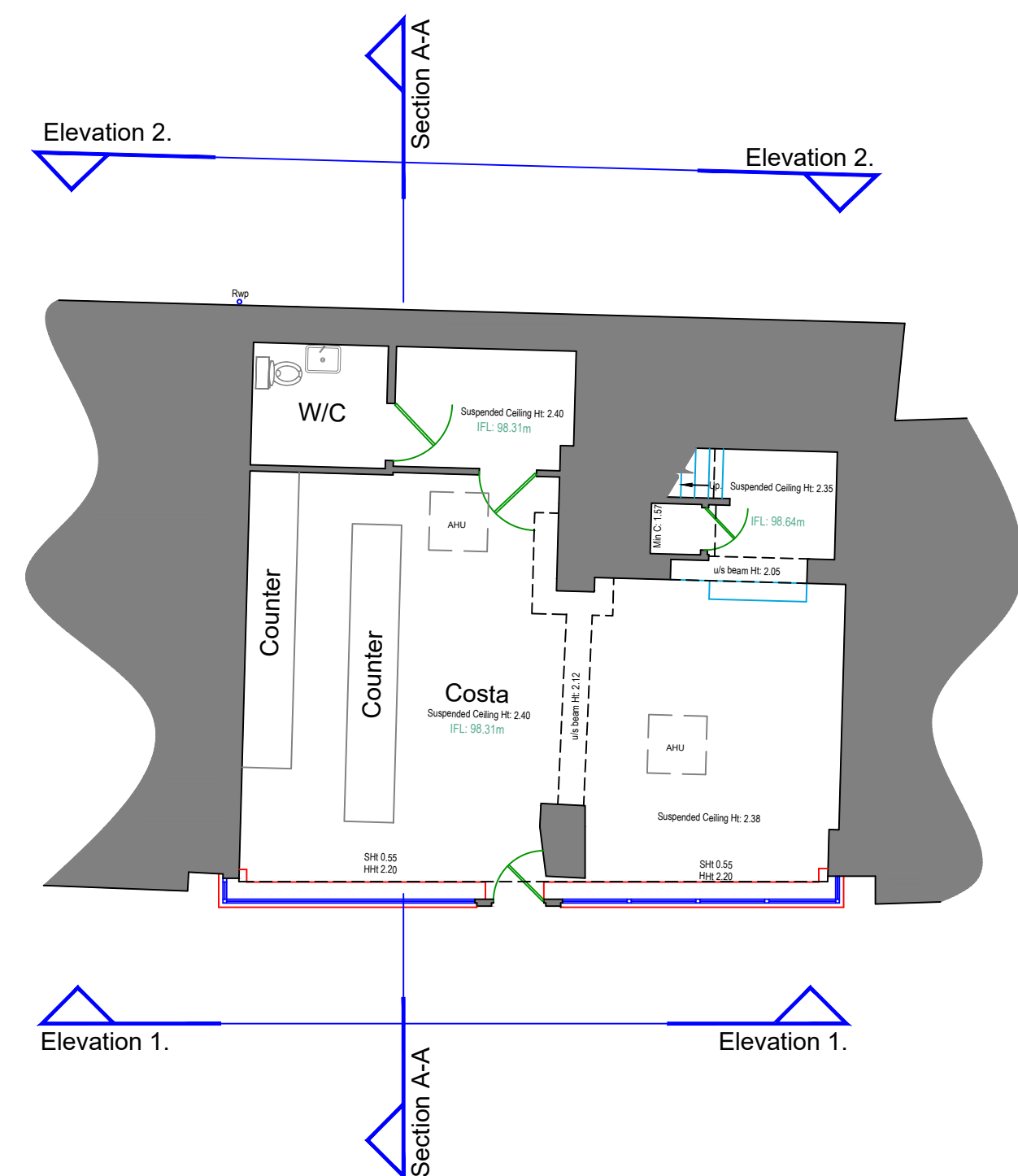


Viewing & Further Information

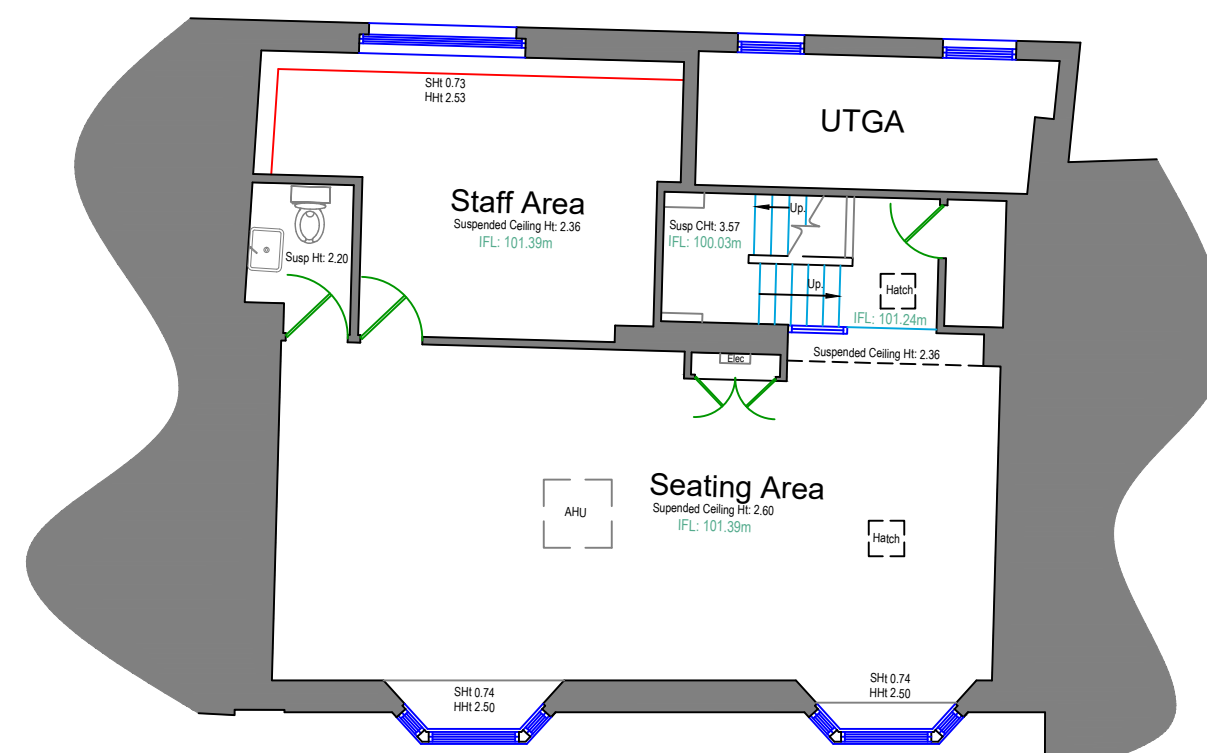


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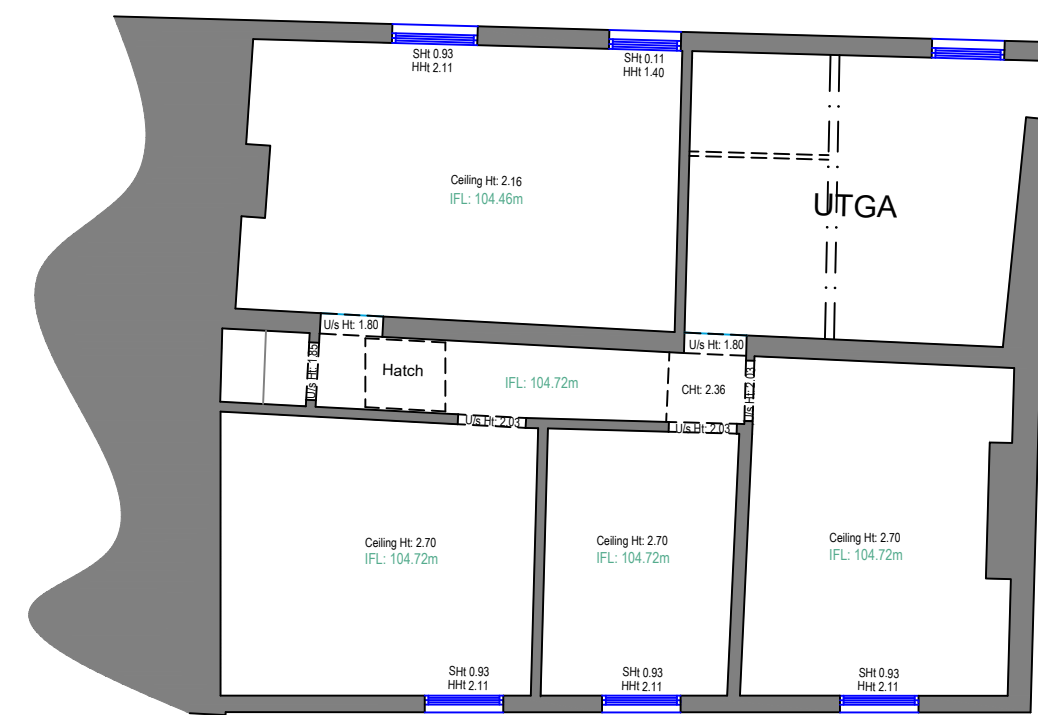
Floorplans



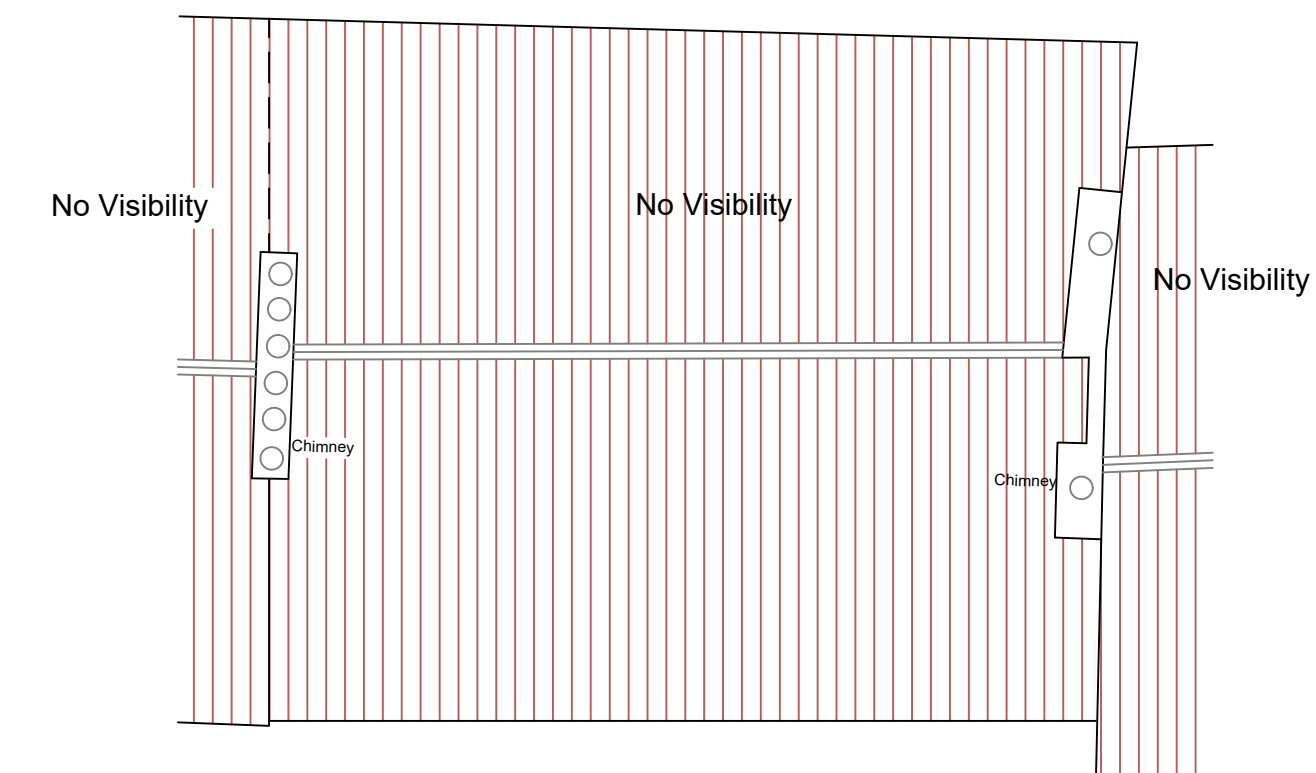
Ground Floor



First Floor



Second Floor



Roof

OS Note:
This survey has been oriented to an arbitrary grid.

Comments

This plan should only be used for its original purpose. JG Surveys accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Key:

[illegible]

Client

Adil Group

Project Address

25 - 27 Market Pl, Pocklington,
York YO42 2AS

Drawing Title

Floorplans, Elevations and Section

Scale 1:100 @ A1	Date 17-11-2021
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Drawn By LG	
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Level datum	OS GPS
Grid orientation	OS GPS

Drawing No.	J156-02	Rev.
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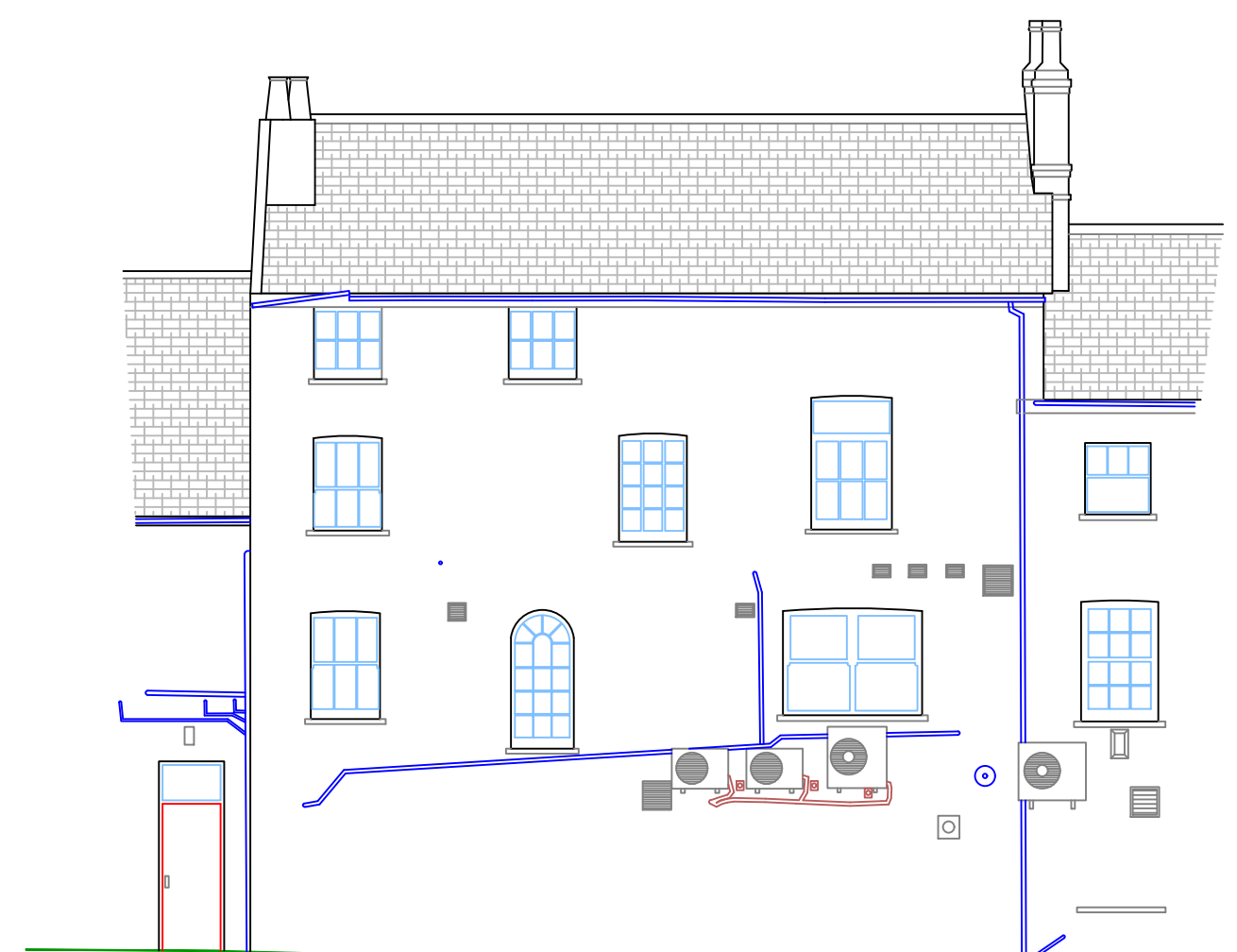


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Existing Elevations

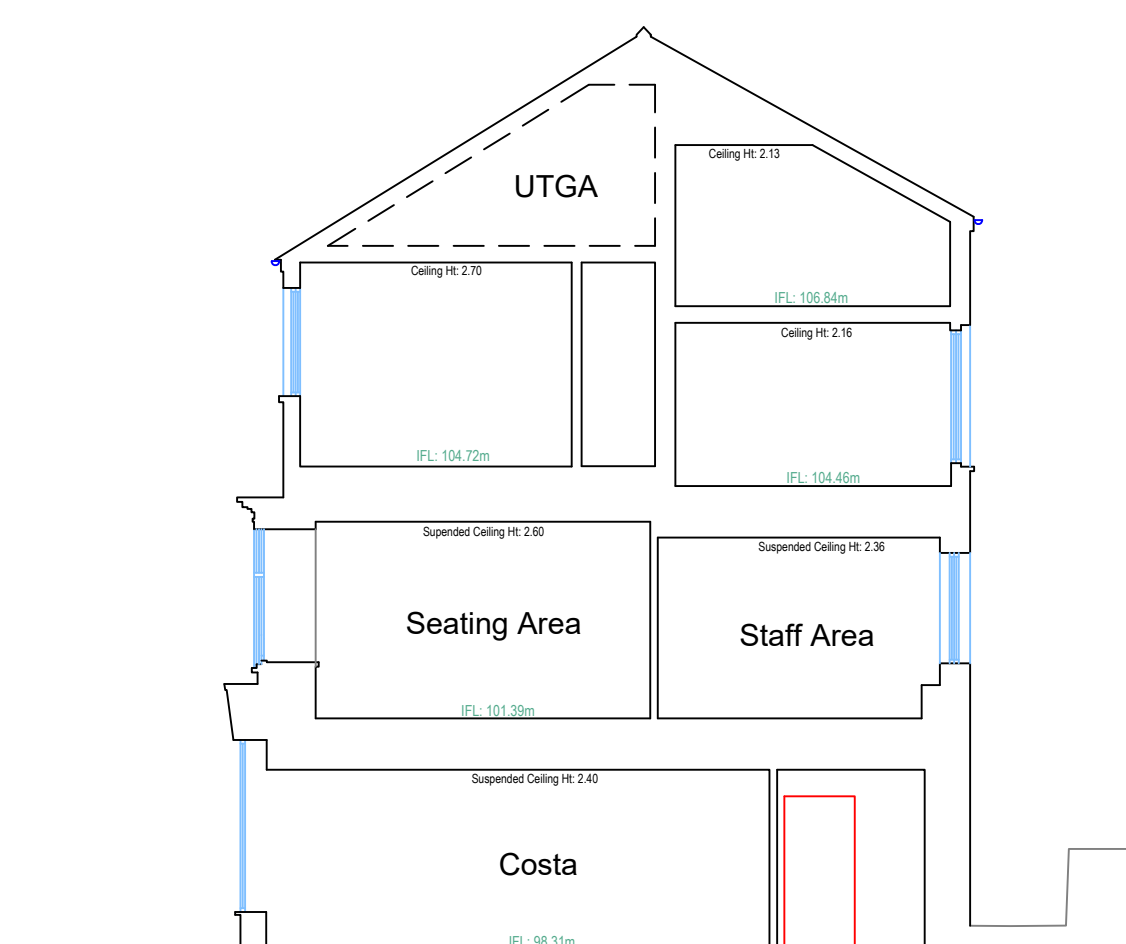


Datum: 95.00m.
Elevation 1.



Datum: 95.00m.

Elevation 2. (Restricted Visibility)



Datum: 95.00m.
Section A-A