

**Topham  
Larard**

**COMMERCIAL**

**Chartered Surveyors, Valuers,  
Commercial Property Consultants  
and Management Agents**

**TO LET**

**Retail Premises**



**43 Market Place  
Market Weighton  
York  
YO43 3AJ**

**Topham Larard Commercial**

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Beverley East Yorkshire HU17 9BE

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Topham Larard Commercial is a trading name of Larards Commercial Ltd  
Co Reg No 4687902 England





### **Location**

The premises are located fronting Market Place in a central position within the East Yorkshire Market Town of Market Weighton. Market Weighton is located approximately twenty miles East of York and twenty miles West of Hull lying adjacent to the A1079. Market Weighton has a population of approximately 6,500 and the central area comprises a long established retail facility including some national tenants Morrisons Local, Coral Bookmakers, Tesco Supermarket interspersed with mainly local independent traders, hot food takeaways, restaurants and public houses. The subject premises are in one of the prime locations a short distance from a Morrisons Local. On street parking is provided along Market Place and in the surrounding area.

### **Description**

The premises comprise a retail unit with a large display windows to the front with a mainly open plan retail area. Located to the rear are additional office/storage areas plus a kitchen, wc's and storage area. The premises also benefit from car parking/service facilities to the rear. The first floor has a separate access to the rear and has been a residential flat in the past but most recently used for storage.

### **Accommodation**

#### **Ground Floor**

Retail Area	65.78 sq m	(708 sq ft)
Ancillary Areas	49.43 sq m	(532 sq ft)
<b>First Floor</b>	<b>94.80 sq m</b>	<b>(1,018 sq ft)</b>

### **Terms**

The premises are offered by way of a new lease subject to effective FRI terms.

### **Business Rates**

Our enquiries indicate the premises are listed as follows:-

Shop and Premises    RV    £15,500

### **Energy Performance Certificate**

An EPC can be provided on request.



### **Fixtures and Fittings**

Only those fixtures and fittings specifically mentioned in these particulars are to be included in any letting.

### **Rent**

The premises are offered at a rent of **£18,500 per annum** exclusive of all outgoing.

### **VAT**

The above amounts have been quoted exclusive of VAT and the incidence thereof has not been taken into account.

### **Viewings**

Strictly by appointment through the Sole Agents

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**4A Lord Roberts Road**

**Beverley**

**HU17 9BE**

**Tel 01482 650000**





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