



## 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.

# 25-27 Market Place, Pocklington, York, YO42 2AS

## Summary

<b>Available Size</b>	1,460 sq ft
<b>Rent</b>	£30,000 per annum exclusive of rates, service charge, VAT and all other outgoings.
<b>Price</b>	Offers in excess of £400,000
<b>Rates Payable</b>	£9,712.50 per annum
<b>Rateable Value</b>	£17,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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:

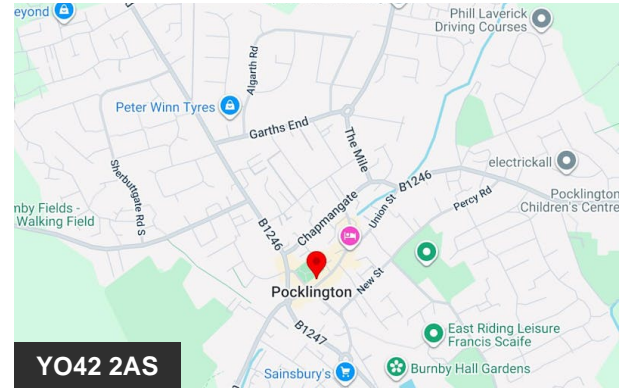
Name	sq ft	sq m	Availability
Ground	770	71.54	Available
1st	690	64.10	Available
<b>Total</b>	<b>1,460</b>	<b>135.64</b>	

## 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



## Viewing & Further Information



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