

**Topham
Larard**

COMMERCIAL

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

TO LET

**Ground Floor Self Contained
Office/Clinic/Surgery**



**York Road
Market Weighton
York
YO43 3EE**

Topham Larard Commercial

The Old Hayloft 4A Lord Roberts Road
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 to the north of York Road and just to the south of the A1079 which connects York and Hull on the western side of Market Weighton. Market Weighton has a population of circa 7,500 and is situated approximately twenty miles east of York and twenty miles west of Hull. The premises are located in an established commercial area adjacent to a long established industrial estate and a soon to be Lidl Supermarket.

Description

The premises comprise self contained ground floor modern accommodation which has a feature entrance door to the front into an open plan reception/office area. Leading from this are smaller rooms together with larger areas. The property presently has wash down non slip flooring throughout, wood casement double glazed windows and gas fired central heating to panel radiators.

Externally the property benefits from a large block paved car park accessed directly from York Road.

Terms

The premises are offered by way of an assignment of an existing lease which expires 31 May 2036 at a passing rent of £31,500 per annum subject to internal repairing and insuring terms.

Energy Performance Certificate

Rating B43 Expiry 11/05/31

Business Rates

Our enquiries indicate the premises are listed as follows:-

Veterinary Centre RV £6,600

A new assessment will most likely to be required as the premises will not be utilised as a veterinary surgery.

Use

The premises at present have consent as a veterinary surgery which we understand falls under Employment (E) planning use. It would therefore be suitable for various other uses including office, clinic, creche, childrens nursery, etc. The premises cannot be used as a veterinary surgery. Interested parties are advised to make their own enquiries with the Local Planning Authority East Riding of Yorkshire Council to establish that the existing use is appropriate for their intended occupation.

VAT

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

Viewings

Strictly by appointment with the sole Agent:

Topham Larard Commercial

The Old Hayloft

4A Lord Roberts Road

Beverley

HU17 9BE

Tel 01482 650000



Former Theatre



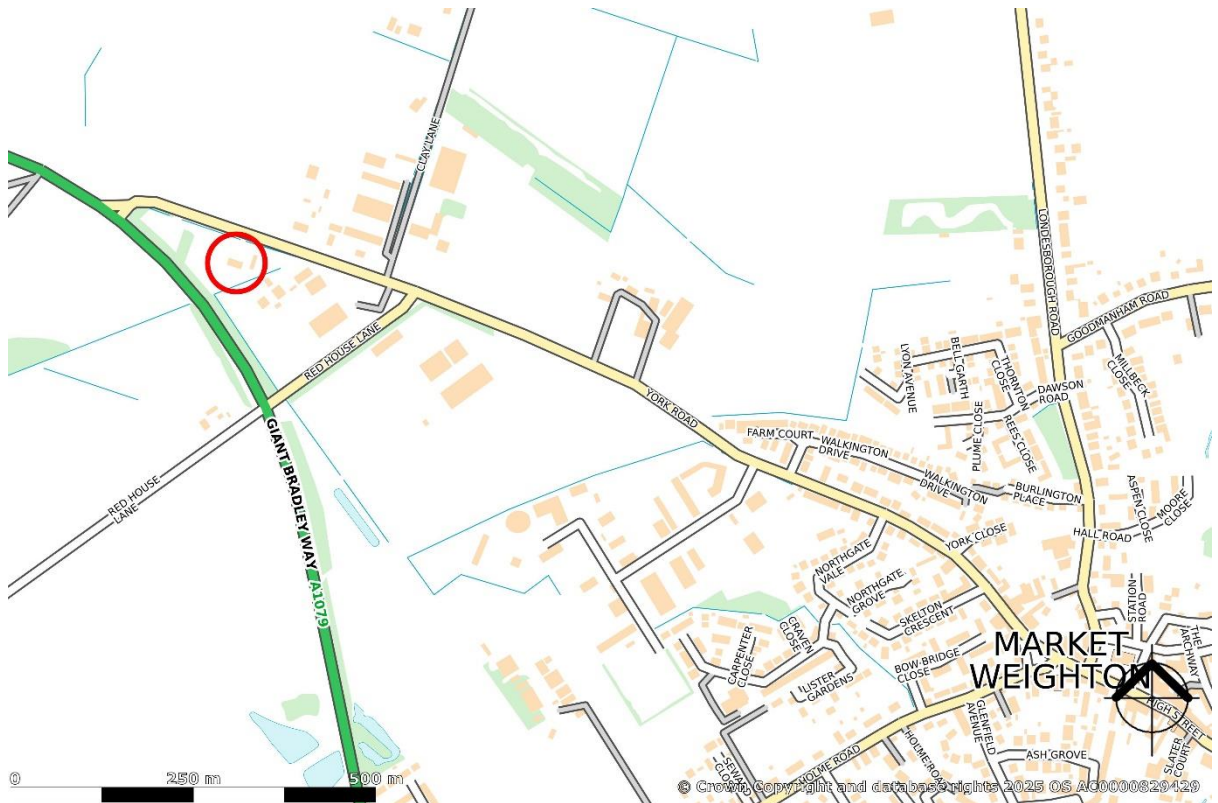
Former Consulting Room



Reception



Rear Area





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