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TOTAL FLOOR AREA: 2476 (230.0 sq.m.), approx.

Whilst every attempt has been made to remove the secured of the flooright conditioned here, measurements of doors, windows, rooms and any other liems are approximate and no responsibility is taken for early enror, omission or mis-statement. This plan is foll littlestive try purces only and about the used as such by any prospective purchaser. The services, systems and appliances shown have not been resided and no guarantee as to their oversity of the purchase of their operations of the prospective purchase. The services is systems and any other prospective purchase is the prospective purchase of the prospective purchase



1ST FLOOR 346 sq.ft. (78.6 sq.m.) approx. GROUND FLOOR 1629 sq.ft. (151.4 sq.m.) approx.



## Flexible Retail Premises In Pickering

- ✓ Flaxible Retail Premises
- ✓ Central Pickering Location
- ✓ First 6 Months Free
- ✓ 5Year Lease Available
- ✓ 3 Year Break Clause
- ✓ 242Square Meters /2604 Square Feet

Asking Price £1,000 per month

## Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

01723 341557 mail@harris-shieldscollection.uk https://harris-shieldscollection.uk/



Prime Town Centre Retail Premises – Pickering Approx. 242 sq m (2,604 sq ft) | Versatile Retail, Office & Storage Space

An excellent opportunity to acquire a substantial and versatile commercial premises in the heart of Pickering town centre, offering flexible retail, office, showroom and storage accommodation across two floors.

This spacious property extends to approximately 242 sq m (2,604 sq ft) and is ideally suited for a range of business uses (subject to any necessary consents), making it an attractive proposition for both owner-occupiers and investors alike. First 6 months free, with a 5 year lease and 3 year break clause.

Rateable Value of £10,250 so qualifies for business rates relief. Rates Payable £5,114.75 PA

**Key Features:** 

Prominent central location in busy market town

Additional Information

Council tax band

















