

# TO LET



## 83-87 Middle Street South, Driffield YO25 6QE



**13,810 sq ft**

Ground Floor Area



**£125,000 p/a**

Rent



**£66,000**

Rates - RV



**E107**

EPC

- Situated in the heart of the town centre on the prime retail pitch
- Main car park nearby for over 340 cars
- B&M store is directly opposite with the Tesco Superstore situated immediately to the rear of B&M
- Other retailers nearby include Subway, WH Smith, Greggs, Dominos, Iceland, Card Factory, Betfred, William Hill, Specsavers and Boots

### Location

The market town of Driffield is located in the Yorkshire Wolds of East Yorkshire. Approximately midway between Scarborough and Hull with York 29 miles to the west and Bridlington 13 miles to the east with the town having excellent road connections.

Due to its proximity to the Wolds, the town benefits from strong levels of tourism from those visiting the Wolds and the many nearby coastal towns.

The 2021 census estimates the town population of Driffield to be 13,218.



### Description

The premises is a large well configured retail unit. We consider this unit to be suitable for a wide range of occupiers including, leisure, restaurants and shops.

The premises are serviced off Middle Street and have two goods lifts to first floor storage.

Staff accommodation is located at first floor.

### Area

Ground Floor (gross)	13,801 sq ft (1,285 sq m)
First Floor	7,158 sq ft (665 sq m)
<b>TOTAL</b>	<b>20,968 sq ft (1,950 sq m)</b>

### Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£125,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

### Rates

Rateable Value April 2023 Valuation: £66,000

### EPC

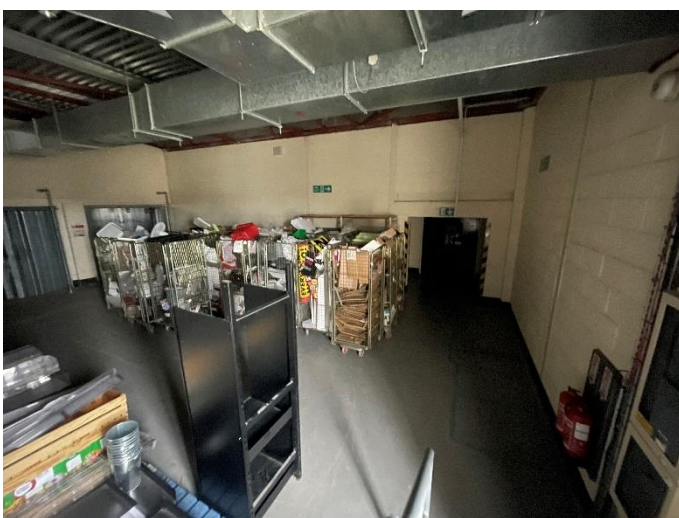
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### Planning

The premises currently benefit from A1 Planning Permission but would be suitable for a number of uses subject to the necessary consents.

### Legal costs

Each party to be responsible for their own legal costs.





For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).  
We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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