

47-49, Market Place,  
Market Weighton, YO43 3AJ  
£575 Per Calendar Month



A town centre retail outlet situated in one of the most prominent locations in the town, fronting onto the Market Place.

Market Weighton is a busy and expanding market town located at the foot of the Yorkshire Wolds serving a number of wolds villages, located between the cities of York and Hull just off the main A1079.

The shop offers ground floor sales area together with ancillary accommodation. Total approx 397 square feet.



Tenure:  
East Riding of Yorkshire Council  
BAND:

A town centre retail outlet, previously used as a Flower Shop. Located in one of the most prominent locations in the town, fronting onto Market Place. Market Weighton is a busy and expanding market town located at the foot of the Yorkshire Wolds serving a number of wolds villages, located between the cities of York and Hull just off the main A1079. The shop offers ground floor sales area with ancillary accommodation. Total approx 397 sq ft.

#### THE ACCOMMODATION COMPRISES

##### SHOP

4.62 x 5.20 (15'1" x 17'0")

Front entrance door, window frontage to three sides, sales counter, laminate wood flooring, air conditioning.

##### STORE ROOM

Shelved storage

##### KITCHEN

Fitted with a range of wall and base units, work surface, single drain stainless steel sink unit.

##### W.C.

Wash hand basin, low flush W.C.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, electricity and drainage.

##### PROPERTY USE AND CLASSIFICATION

Ground floor retail premises with established A1 retail use situated in a prominent town centre position.

##### RATEABLE VALUE

Rateable Value: £5,700

Eligible for Small Business Rate Relief (subject to eligibility)

##### APPLIANCES

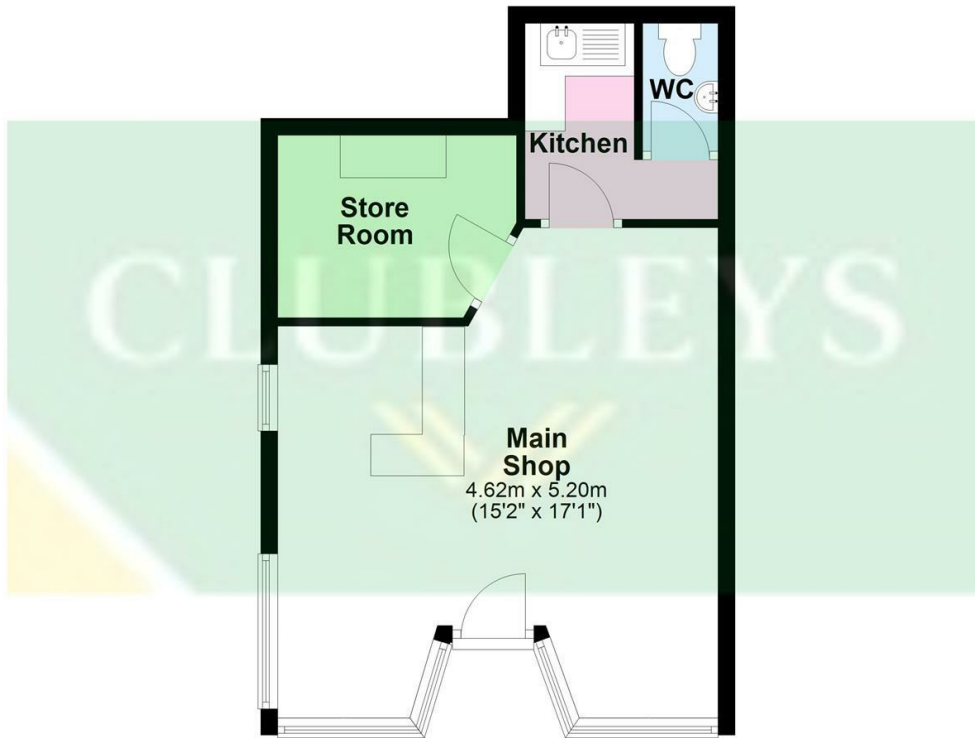
No appliances have been tested by the Agent.

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**Ground Floor**  
Approx. 36.9 sq. metres (397.7 sq. feet)



Total area: approx. 36.9 sq. metres (397.7 sq. feet)

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

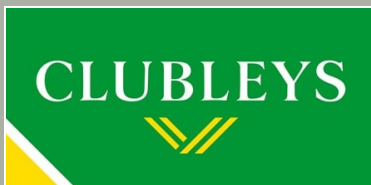
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.