

penrose



**To Let**

54.03 sq m (582 sq ft)

Shop 1, The Spencer Centre  
Westgate, Mill Street, Driffield, YO25 6TS

**RETAIL**



- Attractive retail premises
- Busy market town location
- Excellent car parking facilities
- One parking space allocated to the unit
- Prominent location directly opposite St John's adjacent to Lidl supermarket and Lloyds pharmacy.

#### Location

Driffield is a traditional market town which has expanded in recent years with various residential and commercial developments. Driffield town centre attracts a large retail population from both local residents and a wide surrounding catchment trade.

Retailing in Driffield is centred around Middle Street North and South, Market Place and Mill Street. The Spencer Centre is located on Mill Street/Westgate close to the junction with Market Place, directly opposite a large public car park and adjacent to Lidl supermarket.

#### Description

The property forms part of a retail development and comprises spacious retail area with attractive shop front, staff facilities and rear service access to The Spencer Centre car park. Externally one car parking space is allocated to the unit. The rear of the shop has been partitioned to create a showroom. The sales area has slatted walls and a security shutter to the shop front.

#### Accommodation

The accommodation briefly comprises (all areas and dimensions approximate):

	Sq m	Sq ft
Internal shop width	4.34m	14'3"
Maximum shop depth	12.45m	14'10"
<b>Total Area</b>	<b>54.03</b>	<b>582</b>
Plus Staff Kitchen, WC		

Externally

Rear access for servicing. One car parking space is allocated to the unit

## Terms

The property is available to rent on the following terms and conditions subject to formal lease.

## Rent

The commencing rental for the unit will be based on £9,500 per annum exclusive of rates, VAT if applicable and all outgoings, payable quarterly in advance by bankers standing order.

## Lease Term

5 years or longer in multiples of 5 years.

## Rent Reviews

3 yearly rent reviews on an upward only basis.

## VAT

All payments under the lease are subject to VAT.

## Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises together with the shop front plus a fair proportion of Landlord's costs in respect of the repair/maintenance of the common areas.

The Landlord insures the building of which the premises form part and the Tenant is responsible for reimbursing the property insurance premium applicable thereto.

## Business Rates

The Tenant will be responsible for the payment of rates. Internet enquiries reveal the property currently has a rateable value of £6,300 . Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly and to ascertain whether transitional relief is still available on the property, or if the rateable value is under appeal.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

**D80**

## Contacts

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