



64 Bridgegate

£13,650 Per Annum

East Yorkshire DN14 7JH

These prime retail/commercial premises extend to approximately 1,090 sq ft and have the benefit of A1 Retail planning consent. Situated in a central location within the historic market town of Howden, conveniently placed for the towns' busy market place and approximately one mile from access to the M62 at J37.

EPC:



- Prime Retail/Commercial Premises
- Town centre location
- Extending to approx 1,090 sq ft
- Accommodation over two floors
- Lease terms by negotiation
- Potential for a variety of uses

Full Description

The premises are situated within the conservation area in the centre of the town, close to all other local amenities and fronting Bridgegate one of the main thoroughfares in the town. The premises are approximately half a mile from access to the M62 motorway at J37 and approximately three miles from the busy town of Goole.

Description

The premises are situated within the conservation area of Howden and have been finished to an extremely high standard, having the benefit of gas central heating the accommodation comprises;

GROUND FLOOR ACCOMMODATION

- Front Retail Area (12'6" x 16'3")
(3.8m x 4.95m)

203 sq ft

Two window displays with lighting. Four wall lights. Exposed ceiling beams and one central heating radiator.

- Room Two (8'10" x 11')
(2.7m x 3.35m) Max

98 sq ft

Stairway leading to the first floor. Built in double storage cupboard. Concealed ceiling lights. One central heating radiator.

- Back Retail Area (14'4" x 12'6")
(4.35m x 3.8m)

180 sq ft

Slate fire surround having a cast inset and an open grate. Four wall lights. Exposed ceiling beams and one central heating

radiator.

- Rear Lobby

Access to rear yard. One central heating radiator.

- Cloakroom

White suite comprising a high flush w.c. and a wash hand basin. Walls tiled to half height and a ceramic tiled floor.

- Kitchen/Staff Room (10'3" x 9'1")
(3.15m x 2.8m) Max

94 sq ft

A range of fitted base and wall units. Wall mounted gas central heating boiler. One central heating radiator.

FIRST FLOOR ACCOMMODATION

- Landing (11'6" x 11'1")
(3.5m x 3.35m) Max

127 sq ft

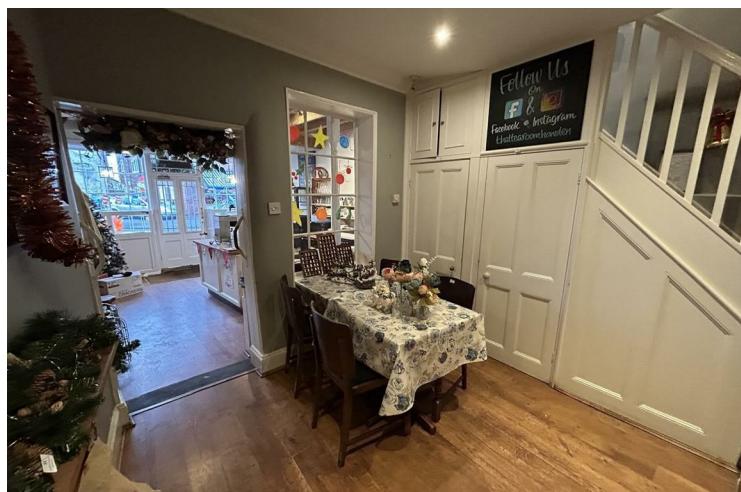
Built in storage cupboard. Concealed ceiling lights and one central heating radiator.

- Room One (17'6" x 12'10")
(5.35m x 3.9m)

226 sq ft

To the front elevation. Fireplace alcove. Built in storage cupboard. Concealed ceiling lights and one central heating radiator.

- Room Two (13' x 12'5")



(4m x 3.8m)

162 sq ft

To the rear elevation. Fire surround having an open grate. Built in storage cupboard. Concealed ceiling lights and one central heating radiator.

OUTSIDE

Outside there is a small, enclosed yard to the rear.

GENERAL INFORMATION

• Viewing

By appointment with the agent

• Rent

The rent is £13,650 per annum.

• Rates

Prospective tenants should make their own enquiries with the business rates department on what rates may be payable.

• Planning

The premises have the benefit of A1 retail use.

• Usage

The premises have recently been used as a tearoom.

• Lease Terms

By negotiation.

• Personal Disclosure

Prospective purchaser should note that in accordance with the Estate Agency Act 1979, we inform any interested party that the owner of this property is a partner in the firm of Sreetons.

FLOOR PLANS

Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

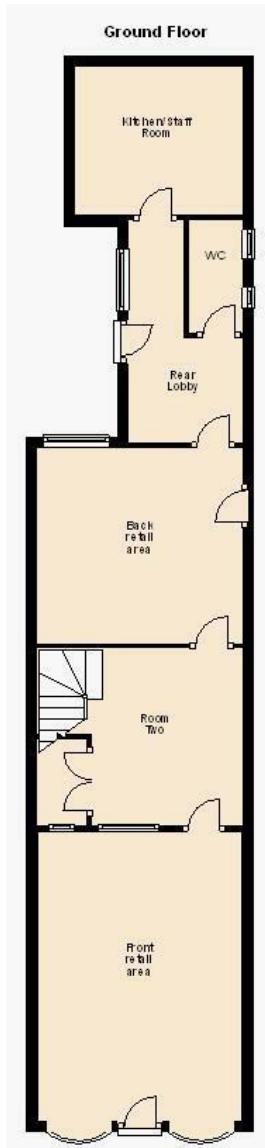
Location

These prime, retail/commercial premises extend to approximately 1,090 sq ft and are situated in a central location within the picturesque and thriving market town of Howden. Located just off J37 of the M62, the town is an excellent location for any business, attracting interest from many surrounding areas including the larger cities of York, Hull, Leeds and Sheffield.

Planning

A1 Retail





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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