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**Champley Mews,**  
Pickering, YO18 7AE

**Rent - £6,000 Per Annum**

A suite of three first floor offices in Pickering town centre that would suit a variety of businesses wanting a handy town centre location, that is within close proximity to the pay & display car park. They have the benefit of their own private entrance and stairs and are available immediately with an annual rent of £6,000 per annum on a three year initial lease.

## LOCATION

Pickering is a popular market town providing a gateway to the North York Moors and benefits from good visitor numbers throughout the year, as well as being an important focal point for the surrounding population, Champley Mews is situated just off the Market Place and is an established location for a variety of local businesses.

## THE OFFICES

Private ground floor entrance with stairs leading to the landing;

### OFFICE ONE

3.6 m x 4.8 m max (11'9" m x 15'8" m max )  
Window overlooking the front

### OFFICE TWO

4.1 m x 3.3 m (13'5" m x 10'9" m )  
Window overlooking the front

### OFFICE THREE

3.7 m x 3.3m max (12'1" m x 10'9" max )  
Window overlooking the front

## KITCHENETTE & WC

Kitchen area leading to the WC

## TENURE

New Landlord & Tenant Act lease with a minimum term of 3 years

## RENT

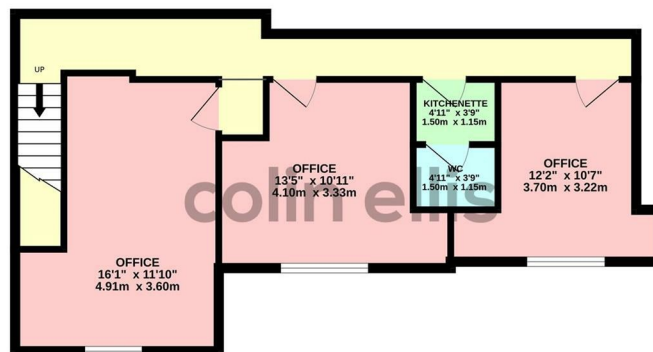
£6,000 per annum paid quarterly in advance

## VIEWINGS

Strictly by appointment with sole agents Colin Ellis Property Services on 01723 363565

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FIRST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should be checked on site by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given for efficiency or condition.  
Made with Metapex 02024

Champley Mews - 18668404

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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