



26 Hungate | Pickering

Former successful Ground Floor Tearoom premises to let. Situated in a highly visible location close to the centre of Pickering.

- Former tea rooms
- Self-contained with kitchen and shower room facilities
- Grade II listed building
- Has the benefit of Class E and B2 use



£6,000 Per Annum

BoultonCooper

BC
Est. 1804

26 Hungate | Pickering



DESCRIPTION

The property is suitable for a variety of uses, and is competitively priced to give the incoming tenant time to establish their business and whilst the ideal is a five year lease, the Landlord is open to discussion with regard to the length of the lease. The property has the benefit of Class E and B2 use, which incorporates not only tea rooms/cafe but also professional and health type uses.

ENTRANCE HALL

ROOM 1

19'4" x 13'1" (into bay) (5.9m x 4m (into bay))

Timber clad bay window to front, coal effect gas fire with stone hearth and surround, recessed shelving.

ROOM 2

12'9" x 21'7" (into bay) (3.9m x 6.6m (into bay))

Timber clad bay window to front, electric fire with stone hearth and surround, dado rail, recessed shelving.

SHOWER ROOM

Comprising corner shower cubicle, low flush wc and wash hand basin into vanity unit, window?



REAR LOBBY

With large storage cupboard.

KITCHEN

18'4" x 10'2" (5.6m x 3.1m)

Range of fitted base units, uPVC clad walls, plumbing for dishwasher, electric cooker point single stainless steel sink and drainer with chrome tap over,, commercial hatch, Worcester Combi gas fired boiler.

OUTSIDE

Shared rear yard area and two parking spaces, access via Willow Court.

RENTAL AND LEASE

The property is available on a new lease at an initial rental of £6,000 per annum exclusive of rates and utilities.

BUSINESS RATES

We have made enquiries on the government website which describes the property as previously being listed as Cafe and Premises.

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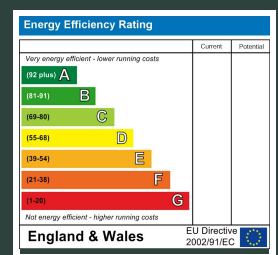


VIEWING

Strictly by appointment with the Agent

COUNCIL TAX BAND

Not currently registered for Business Rates



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