

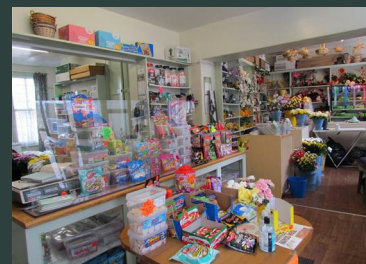


Polly's, 21 & 22 Potter Hill | Pickering

A successful ground floor retail premises currently operating as a florist and sweet shop, with separate one bedroom flat above. Located in a popular location in the heart of the market town of Pickering and within walking distance of local amenities.

- A ground floor retail space high street frontage
- A first floor one bedroom flat with separate access
- Rear courtyard garden area
- Convenient town centre location

Guide Price £180,000



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ON THE GROUND FLOOR

RETAIL AREA

15'6 x 30'7 (4.72m x 9.32m)

Currently comprising a florists and sweet shop, with a range of shelving and twin front aspect bay windows and entrance doors.

REAR PREP AREA

13'8 x 11'4 (4.17m x 3.45m)

With shelving and cupboard space, and single glazed window to the rear.

STORE

7'4 x 5'11 (2.24m x 1.80m)

Door to the rear.

PASSAGEWAY

A side passageway providing access to both the first floor and to the rear courtyard.

TO THE FIRST FLOOR

LANDING

Rear aspect uPVC double glazed window, 'Creda' electric storage heater.

KITCHEN

13'8 x 6'9 (4.17m x 2.06m)

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome mixer taps over, plumbing for a washing machine, electric cooker point, and under counter fridge. Rear aspect timber framed single glazed window, 'Creda' electric storage heater.

SITTING ROOM

15' x 10'2 (4.57m x 3.10m)

Front aspect timber framed single glazed window, 'Creda' electric storage heater, built-in cupboard.

BEDROOM 1

15' x 8'1 (4.57m x 2.46m)

Front aspect timber framed single glazed window, 'Creda' electric storage heater.

SHOWER ROOM

A three-piece suite comprising shower cubicle with electric shower, pedestal wash hand basin, and low flush wc. Rear aspect opaque uPVC double glazed window, airing cupboard housing hot water cylinder and shelving.



OUTSIDE

Enclosed concrete yard to the rear.

TENURE

Flying freehold with neighbouring property across the florist section of the retail area on the western elevation. Vacant possession on completion.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Electric heating provision. We understand there are two separate supplies for electricity, to the ground and first floor accommodation. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01751 472724.

NOTE.

N.B. A florist business cannot be operated from these premises.

DIRECTIONS

From our Pickering office, proceed down the Market Place and at the cross roads, continue ahead on to Park Street. Continue as the road becomes Bridge Street and then Potter Hill.. The property can be found on your left hand side. Postcode: YO18 8AA.

COUNCIL TAX BAND

We are verbally informed the no.22a lies in Band A. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

BUSINESS RATES

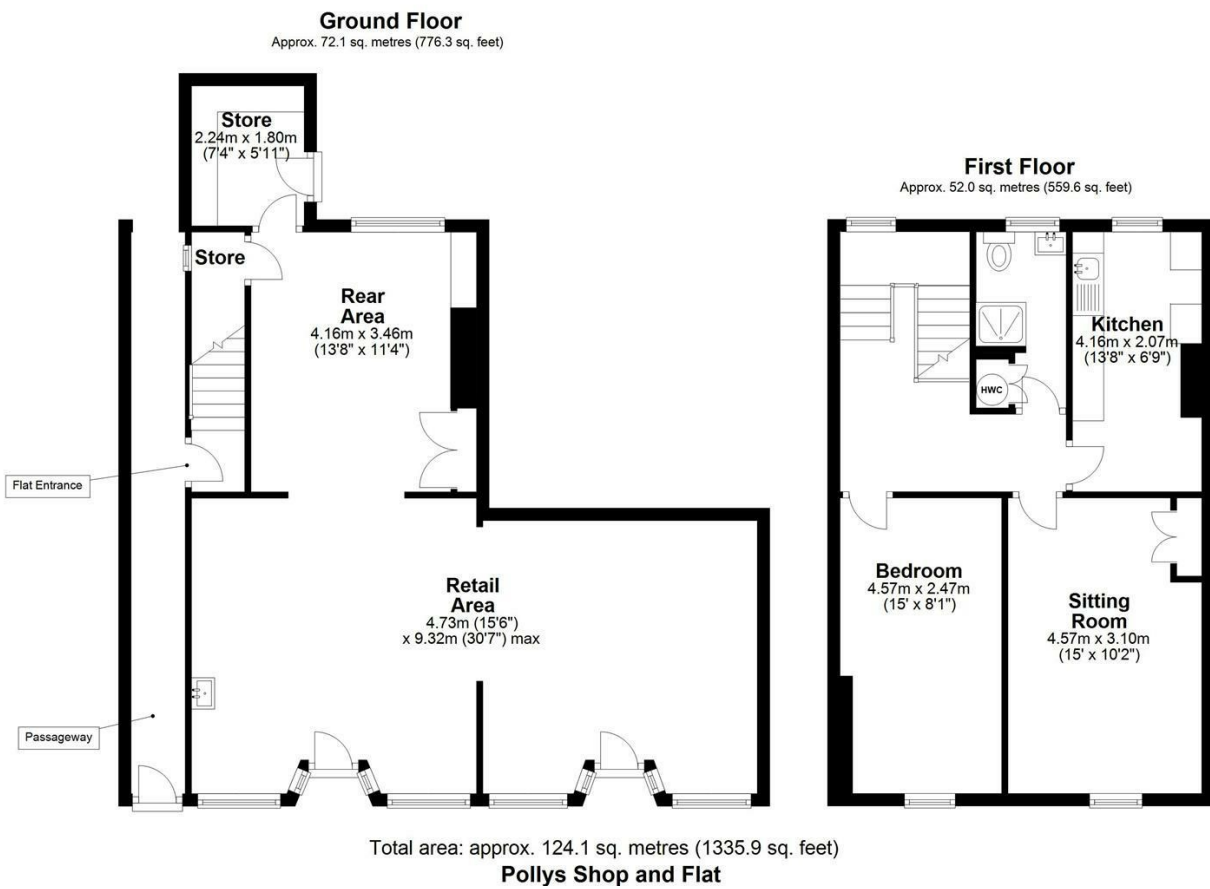
Polly's rateable value: £6,500 per annum. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Polly's assessed in Band C.
No.22 assessed in Band E.



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VIEWING
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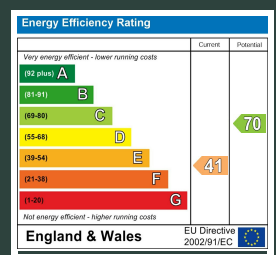
COUNCIL TAX BAND

A

ENERGY PERFORMANCE RATING

E

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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