



## The Old Stables High Street Eastrington DN14 7PH

£16,000 Per Annum

An opportunity to acquire these prime commercial premises which extend to approximately 1,800 sq ft and are situated fronting the High Street within the popular village of Eastrington. The village lies approximately 3 miles from the market town of Howden and access to J37 of the M62 and the National Rail networks. The premises provide excellent quality, extensive accommodation over two floors together with car parking which can accommodate up to 6 vehicles. Further car parking and storage facilities may be available by separate negotiation. The premises are suitable for a variety of commercial uses subject to obtaining the relevant planning consents.

**EPC:**



- Prime Commercial Premises • Approx 1800 sq ft • Popular Village location • Extensive accommodation over two floors • Parking for up to 6 vehicles • Available now

### Full Description

The premises provide excellent quality, extensive accommodation over two floors together with car parking which can accommodate up to 6 vehicles. Further car parking and storage facilities may be available by separate negotiation.

### Location

These prime commercial premises are situated centrally in the sought after village of Eastington, within easy walking distance of the village amenities and approximately 3 miles from the market town of Howden which gives access to J37 of the M62 and to the National rail networks. There are good commutable links to the larger towns and cities of Hull, Leeds, York and Doncaster.

### Terms

Minimum 5 year lease

### Viewing

Viewing

By appointment with the agents.

### Rates

Rates

Interested parties are advised to contact the local authority directly with regard to any Small Business Relief that they may be entitled to.

### VAT

Vat will be payable in addition to the rent.

### Legal Costs

To be paid by the ingoing tenant

### Service Charge

n/a

### Parking Notes

Parking for approximately 6 vehicles. Further car parking and storage may be available by separate negotiation.

### Accommodation

#### Reception

Stairway to the first floor. Storage cupboard. One central heating radiator. Intruder alarm panel. Access to the further accommodation.

#### Office

Recessed low voltage lighting. Skirting board radiators.

#### Inner Hall

One central heating radiator.

#### Store

One central heating radiator.

#### Cloakroom

Pedestal wash hand basin and a low flush W.C. Extractor.

#### Kitchen/Canteen

A range of modern white base units which incorporate a single drainer stainless steel sink and an integrated fridge. Wall mounted boiler. Timber effect laminate flooring. One central heating radiator. Inset ceiling lights.

#### Landing

One central heating radiator

#### Cloakroom

Low flush w.c and a pedestal wash hand basin.



### Office

Exposed beams, full height ceiling. Base units incorporating a single drainer sink. Oak flooring. Juliet balcony. Four roof windows.

### Office

Inset lighting. Two central heating radiators. Floor sockets.

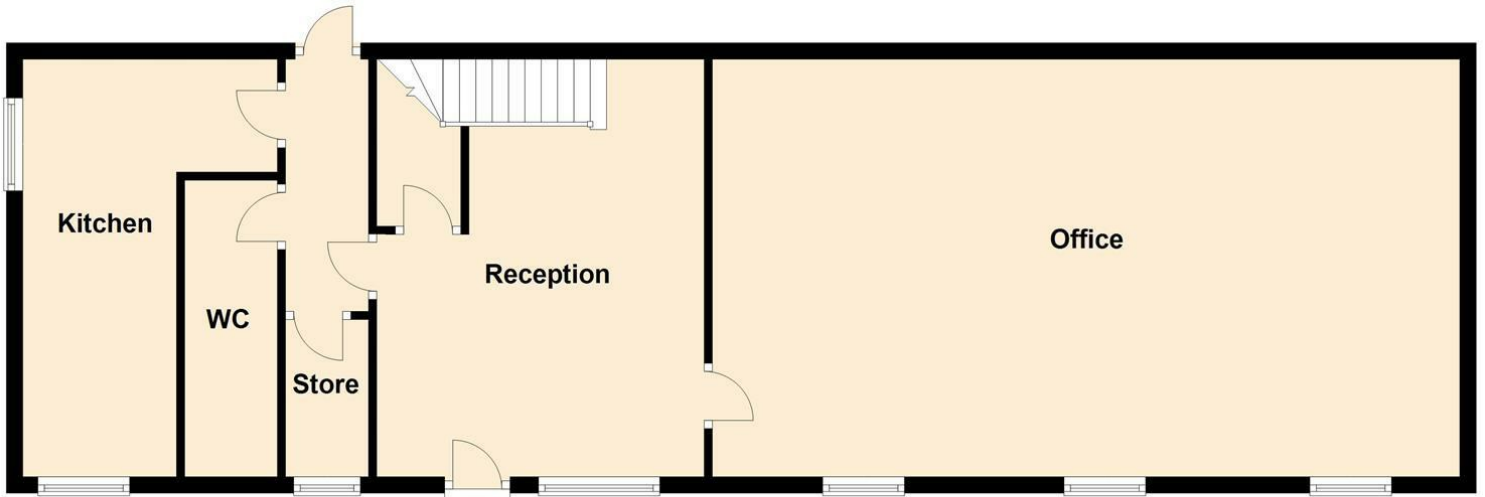
### Outside

#### Car Parking

Parking for approximately 6 vehicles. Further car parking and storage may be available by separate negotiation



## Ground Floor



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