



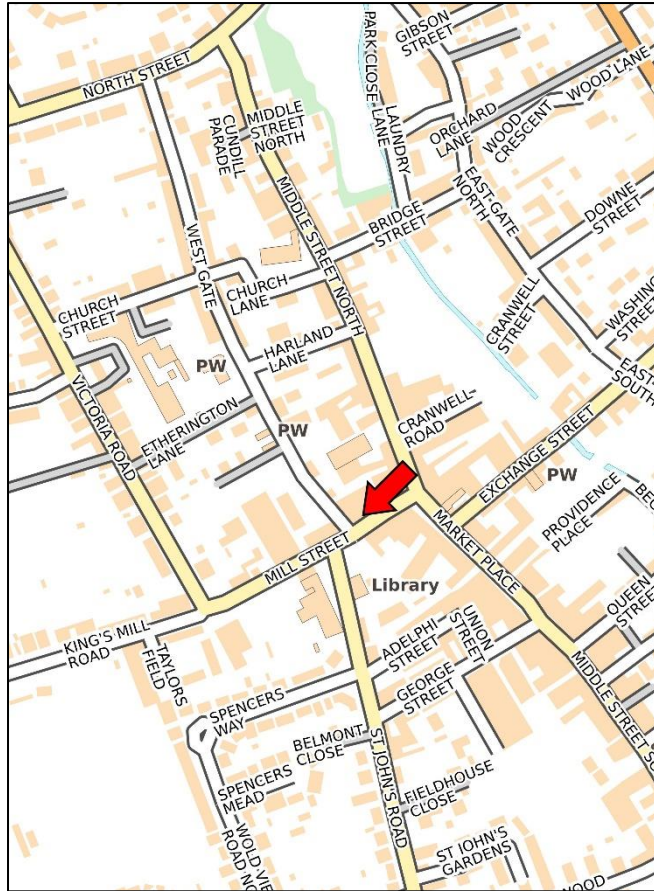
**15 Mill Street,
Driffield, YO25 6TN**

**Retail/ Convenience Store Investment For Sale
£250,000**



Location

The premises are located on Mill Street in Driffield on the junction of Mill Street and Westgate, opposite the Cross Hill car park,



Description

The property comprises of a ground floor convenience store with first and second floor stores. The ground floor comprises a main sales area with stores to the rear and additional stores on the first and second floor.

The property is located opposite a large car park

Summary

- Retail investment in central position in Driffield town centre
- Current rent passing - £22,000
- Opposite large car park
- Let on a single FRI lease to Costcutter
- Tenant in occupation over 25 years

Accommodation

The accommodation is measured on a gross internal area basis and briefly comprises

	Sq m	Sq ft
Ground Floor	253.25	2,726
First Floor	227.91	2,453
Second Floor	41.28	444
Total	522.44	5,623

Tenure

The premises are held freehold subject to a lease which commenced on 18th July 2023 for a term of 20 years. The lease is subject to a tenant only break option on the 2nd, 4th, 6th, 9th & 15th anniversary of the term.

The current rent passing is £22,000 per annum and the lease is drawn on a full repairing and insuring basis.

Costcutter Supermarkets Group Limited (Company No: 02059678) showed a turnover in 2004 of over £449million with a pre-tax profit of over £13million.

Price

£250,000 plus VAT

Business Rates

The property has a rateable value of £21,500.

Interested parties are advised to confirm the accuracy of the above figure by contacting the local authorities directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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Contacts

Ben Cooper

01482 626912 | 07702 671380
ben.cooper@pph-commercial.co.uk



Jordan Stokes

01482 626906 | 07706 353609
Jordan.stokes@pph-commercial.co.uk



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First Floor Pavilion House, Hesslewood Office Park
Ferriby Road, Hessle, HU13 0LG
01482 648888 pph-commercial.co.uk

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