



Cafe Riverhead
Driffield

YO25 6NX

TO LET

£475 pcm

Commercial

■ Ulllyotts ■
EST 1891

01377 253456

Cafe, Riverhead

Driffield

YO25 6NX

ACCOMMODATION

HALF-GLAZED ENTRANCE DOOR

Opening into

CAFE / SEATING / RECEPTION AREA

24' 0" x 13' 10" (7.32m x 4.22m)

With a range of working surfaces and base units with counter top area. Stainless steel double sink unit. Wall-mounted electric express water heater. Extractor fan. With ceramic tiled floor. Three sets of three spotlights. Door to:

LOBBY

Ceramic tiled floor. Central light fitting. Giving access to:

SEPARATE WC

Low-level WC and wash hand basin. Ceramic tiled floor. Wall-mounted electric express water heater. Wall-mounted cupboards. Central light fitting. Extractor fan.

STOREROOM / KITCHENETTE

5' 10" x 5' 6" (1.78m x 1.68m)

With working surface and base units. Single electric oven. Extractor fan. Fluorescent strip light fitting. Shelving. Loft access. Smoke alarm.

PAYMENTS

Upon signing the lease a payment to be made of:

£5700 including VAT per annum payable in advance by bankers standing order on the first of each calendar month at the rate of £475.

LEASE

Three years with the tenant having the right to break at the end of the first year and at the end of the second year having first given written notice.

LEASE COSTS

The tenant will contribute £246 plus VAT to landlords costs.

RATEABLE VALUE

£4200. Small Business Rate Relief may be available.

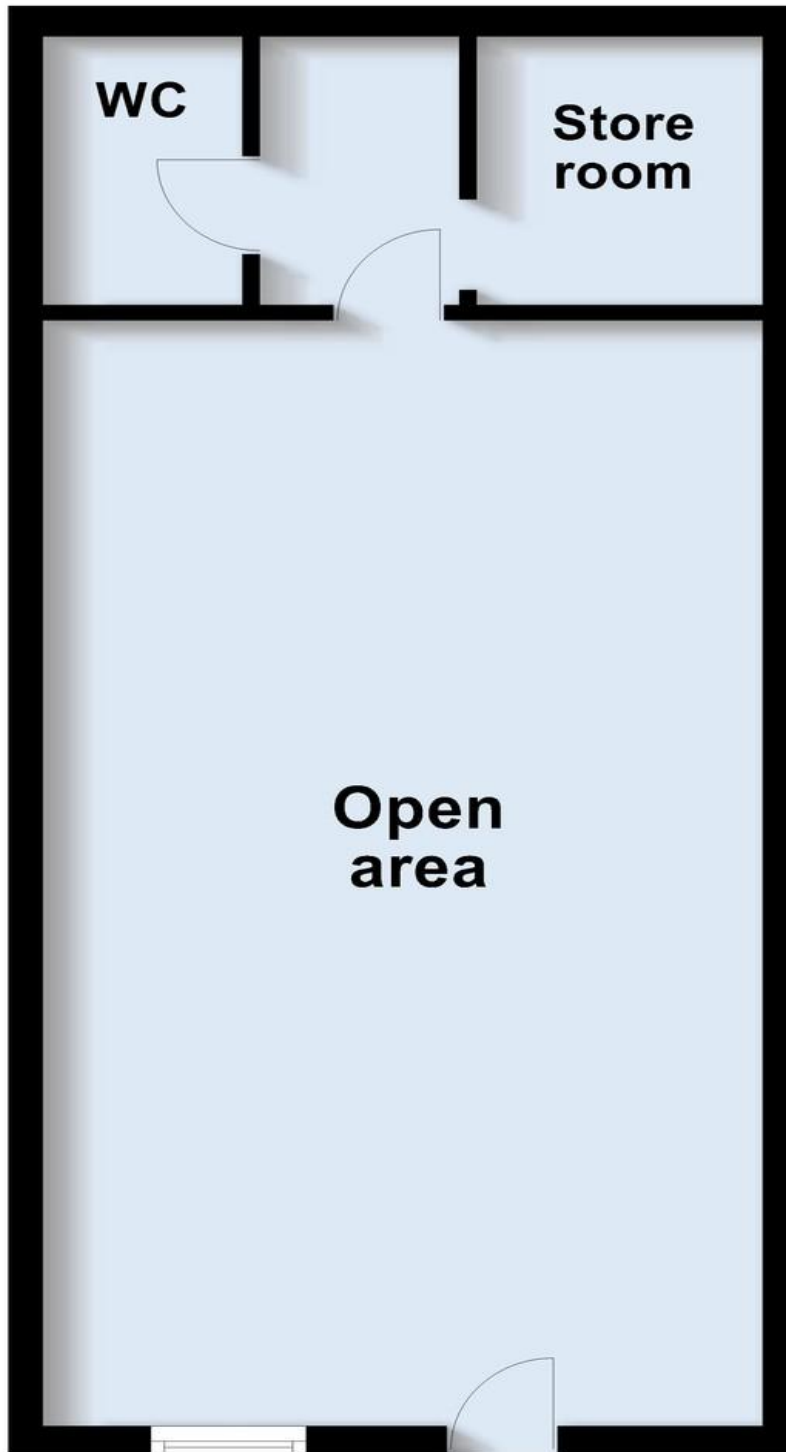
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 37 sq m

Floor Plan



Ulllyotts

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations