

**MARKET PLACE
HELMSLEY
North Yorkshire**



**The Former Crown Hotel
Ground Floor
TO LET**

- Suit Restaurant and Bar use
- Excellent resident and visitor catchment
- Attractive setting overlooking picturesque Market Place
- Adjacent to famous Black Swan Hotel
- May suit other uses subject to planning
- Approx floor area 250 sq m (subject to confirmation)

Expressions of interest invited for a new lease of the property

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

LOCATION

The property is situated on Helmsleys historic Market Place. The town enjoys a very strategic position alongside the A170 trunk road which connects the east coast to the A19 at Thirsk.

Helmsley is a very attractive market town at the foot of the North York Moors and is generally regarded as being sought after for both businesses and residents. There is a wealthy resident catchment and the local employment base is rapidly expanding with a good degree of inward investment and the town has seen a number of new businesses set up recently including, technology based businesses and craft based businesses including, interior design and light manufacturing.

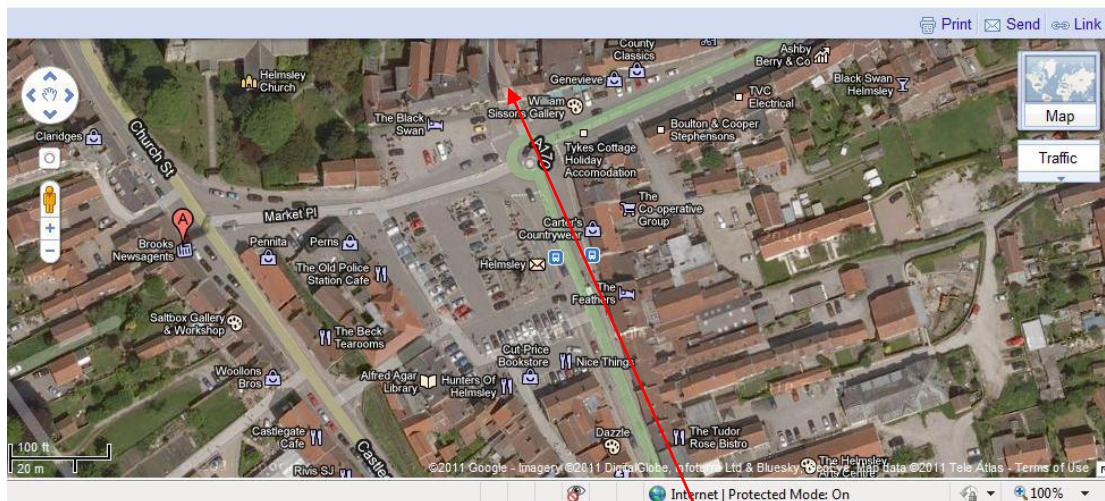
The town enjoys a year round tourist trade that is drawn by the charming town centre shops and restaurants the excellent Black Swan Hotel and the Feversham Arms with the Verbena Health Spa. Other attractions include the open air pool, Duncombe Park House and gardens and Helmsley Castle. The world renowned Castle Howard Stately Home is a short drive away and The splendour of the North York Moors and a multitude of pretty villages are all on the doorstep.

DESCRIPTION

The property comprises the ground floor of the former Crown Hotel which is currently laid out to form a series of interconnecting bar, lounge and dining areas and the former kitchen.

Architects are appointed who can advise on any reconfiguration that may be required.

The total area requires confirmation but we have estimated that the gross internal area is in the region of 250 sq m (2,690 sq ft)



The property is situated here alongside Black Swan

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RENT

Rental Offers in excess of £40,000 per annum are required.

Please note that rent is paid quarterly in advance and where appropriate will be subject to VAT at the applicable rate.

LEASE

The property will be let on a new full repairing and insuring lease.

RATES

To be separately assessed

SERVICES

We believe that the property is connected for all mains services but interested parties should make their own enquiries in this regard.

VIEWING

Arrangements to view must be made by prior appointment with the Sole Agents.

Subject to contract Aug-11



Google Maps 2011

NOTES

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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