

**12 Market Place  
KIRKBYMOORSIDE  
NORTH YORKSHIRE, YO62 6DA**



**An excellent opportunity to lease ground floor premises situated in the heart of Kirkbymoorsides attractive town centre**

- **PROMINENT CORNER POSITION ON MARKET PLACE**
- **GROUND FLOOR UNIT WHICH SUITS CAFE AND OTHER USES (Subject to planning)**
- **SELF CONTAINED WITH KITCHEN AND W.C.s**
- **SECURE BASEMENT STORAGE**
- **DISTINCTIVE PERIOD BUILDING**
- **NIL BUSINESS RATES FOR QUALIFYING BUSINESSES**

**TO LET**

### Location

The property is situated in a prominent corner position overlooking the Market Place in Kirkbymoorside Town Centre.

Kirkbymoorside is an historic and attractive market town, situated at the foot of the North York Moors and adjacent to the A170 which connects the Yorkshire coast at Scarborough with the A19 at Thirsk and the A1 motorway. Road connections to a number of towns and cities are therefore, very good. The town centre comprises a number of uses, including retail, leisure, commercial and residential. Major new developments have taken place on the outskirts of the town, including residential and commercial uses. The town has a strong resident and visitor catchment.



### Description

The property comprises the ground floor and basement of an attractive period building. The unit is currently laid out to provide a main sales area with ancillary office and secure basement storage. Additionally there is a staff kitchen and WCs and store room. The unit was formerly used as a bank (A2 planning use) and would also lend itself to a range of A1 retail uses or other uses such as health practice, offices, or cafe/bar/restaurant. (all subject to planning).



Internal prior to most recent tenant



Internal most recent tenant

**Floor Areas** (all areas and dimensions are approximate and should not be relied on)

Frontage	32 ft. (9.75 m)
Return Frontage	23 ft. (7 m)
Front sales area	33.59 sq m (361 sq ft)
Rear sales	15.11 sq m (163 sq ft)
store/lobby	7.18 sq m (77 sq ft)
Kitchen	10.52 sq m (113 sq ft)
Store room 1	6.32 sq m (68 sq ft)
Store room 2	4.6 sq m (49 sq ft)
Total	77.23 sq m (831 sq ft)
Cellar	12.83 sq m (138 sq ft)

**Planning**

The unit has most recently used as a café but could be suitable for a wide range of uses such as retail, showroom, office, healthcare. This is an option only and interested parties must make their own enquiries regarding planning. The property is Grade II listed.

**Rental and Lease**

The property is available on a new lease at an initial rental of £15,000 per annum exclusive of rates and utilities.

The other lease terms are to be agreed.

**Rateable Value**

We have made enquiries on the government web site and the property has a rateable value of;

£5.400 (subject to the uniform business rate).

Subject to status occupiers would benefit from small business rate relief.

**EPC**

The property does not require an EPC due to its listed status.

**VAT**

Interested parties are advised to make enquiries regarding VAT liability.

**Viewing and Further Enquiries**

Appointments to view should be made with the Sole Agents. [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk)

Subject to contract 020124



**N.B. Internal fittings to be removed.**