

PICKERING, N.Yorks

37 & 38 Burgate YO18 7AU

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



**Part let Investment comprising 2 adjoining shops
and 2 upper floor apartments in
attractive town centre position.**

- Superb position in Pickering town centre
- Close to all shops and attractions
- Year round visitor and resident catchment
- Rare opportunity for owner/investor
- Rental income from No38 shop and 2 apartments

FOR SALE

Vacant shop also available TO LET

LOCATION

The subject property is situated in an accessible position fronting Burgate in the historic town centre of Pickering, widely regarded as the gateway to the North York Moors National Park.

Pickering is an attractive and bustling historic market town with a diverse economy with employers from the tourist, agricultural, service, engineering and public sectors.

The town has very good road links being situated on the A169 and A170 roads providing rapid links to the regional and national road network.

The subject property is one of a wide range of shops, services and amenities in the town and the award winning White Swan Inn and The North York Moors Railway are close by. Pickering has a growing resident population with major new developments having been undertaken by national housebuilders, and benefits from a year round tourist trade. It is estimated that the North York Moors has in the region of 10 million visitor days per annum, with Pickering often being the focal point.

DESCRIPTION

The subject property is situated with immediate frontage to Burgate, close to the historic Market Place which is a few yards away, and comprises a 3-storey period building predominantly of traditional double fronted stone construction with pitched roof. There are 2 ground floor shops and 2 upper floor apartments, one with 1 bedroom and the other with 2 bedrooms.

No 37 is currently vacant (separate letting details are available). No 38 is let to a hairdresser. Both apartments are let.

SHOP FLOOR AREAS (approx. to NIA)

No. 37

Ground Floor shop	25.58 sq m (276 sq ft)
Store and kitchen	10.49 sq m (113 sq ft)

No. 38

Ground Floor shop	17.75 sq m (191 sq ft)
Store and kitchen	4.46 sq m (48 sq ft)

SERVICES

We are advised that both properties are connected for mains electricity, water and drainage.

LEASES

No. 37 is being offered to let at a rental of £7,500 per annum.

No. 38 is to be re-let on a new 3 year lease at a rental of £4,800 per annum.

The flats are let on ASTs at rents of £425 pcm and £505 pcm respectively.

Therefore the property has an estimated full rental value totalling £23,460 per annum or thereabouts.

RATEABLE VALUE

Interested parties should make their own enquiries.

EPC

An EPC will be provided as appropriate.

VAT

Interested parties should assume that the price is subject to VAT unless advised otherwise.

SALE TERMS

The asking price for this property is £310,000.

A buyer could potentially make a notional profit and improve the rental yield on the shop lettings by selling the flats. This is an opinion only and interested parties must make their own enquiries in this regard.

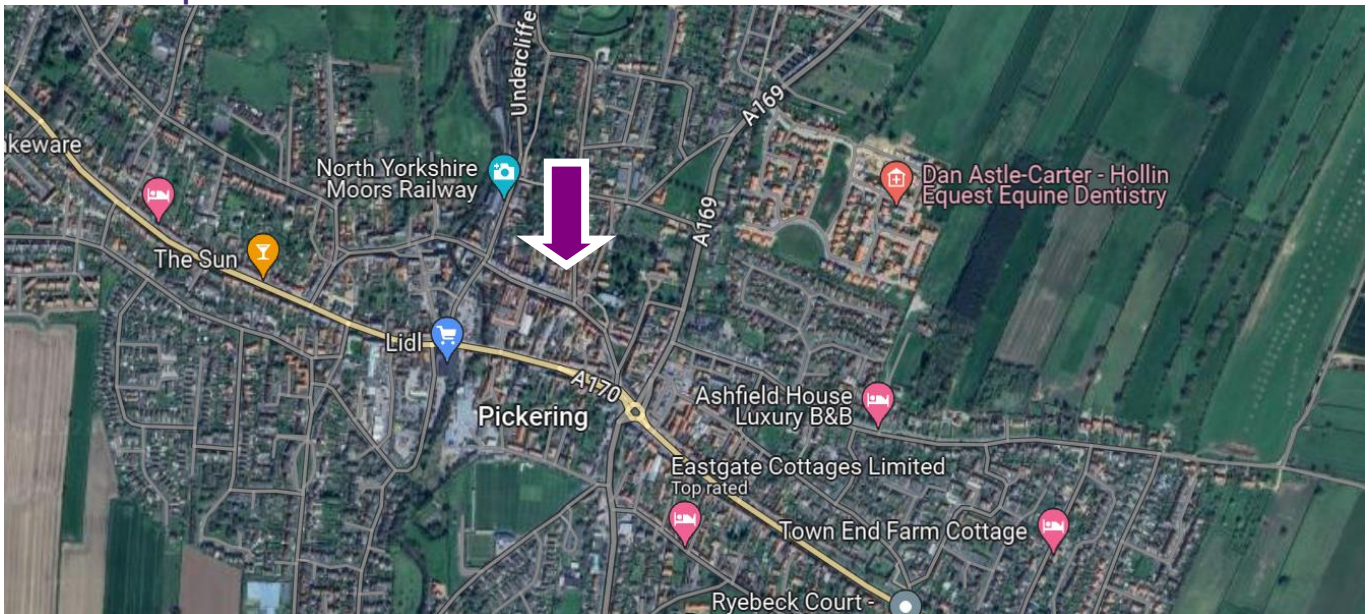
VIEWING

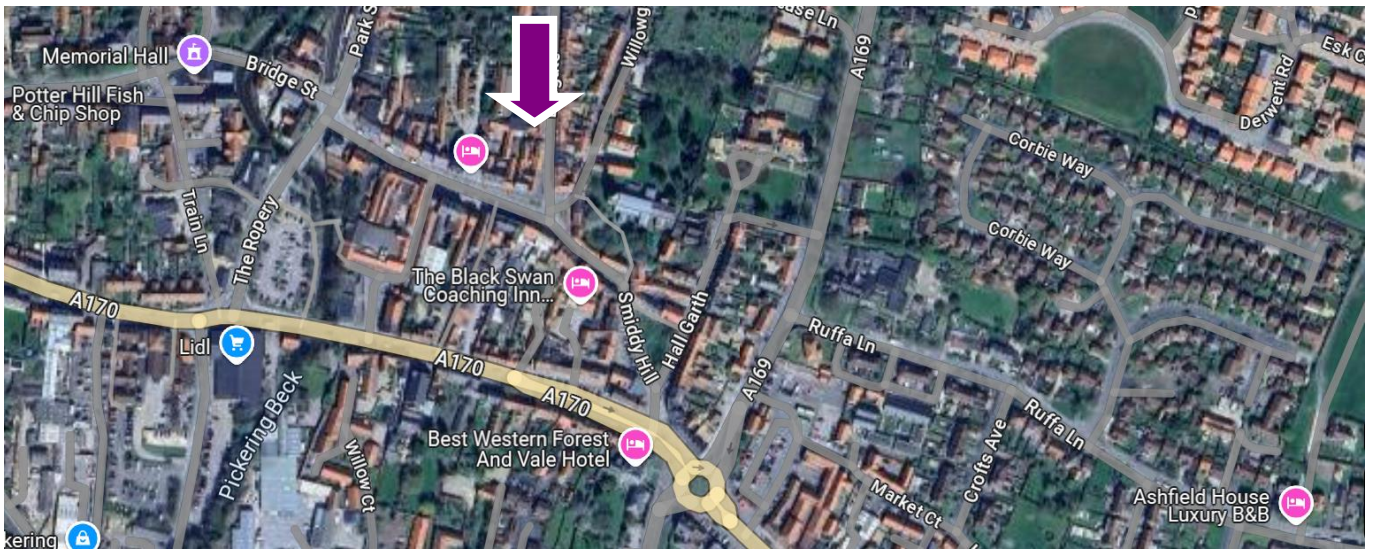
Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy

andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929

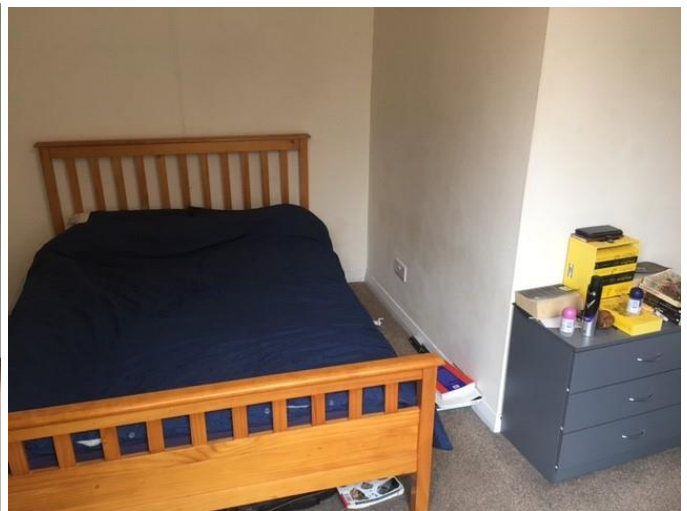
Subject to contract 041224

Location Map





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