

HELMSLEY

4 Bridge Street YO62 5BG

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk



A rare opportunity to acquire business premises in the sought-after market town of Helmsley, North Yorkshire

- SELF-CONTAINED SHOP
- ESTABLISHED BUSINESS LOCATION
- PROMINENT FRONTAGE
- ATTRACTIVE STONE BUILDING
- CLOSE TO HISTORIC MARKET PLACE

FOR SALE

McBeath Property Consultancy Limited.

Chartered Surveyors, Agents, Valuers, Development Consultants. Property and Land Sales, Lettings, Acquisitions, Appraisals, Rent Reviews.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated on Bridge Street in the historic and sought-after market town of Helmsley. Helmsley's town centre Market Place is within easy walking distance.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links. There is a good local bus service.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Duncombe Sawmill Limited, Duncombe Park Estate and North York Moors Park Authority.

Market Place and the surrounding streets offer a wide range of shops, bars, restaurants and services. There is plentiful parking around the Market Place and in the towns main public car park.

Helmsley is a picturesque and popular town for residents and visitors alike. Traders benefit from a year round and comparatively wealthy catchment.

DESCRIPTION

The property comprises a 2 storey mid terrace building of traditional stone and slate construction.

Internally there is ground floor sales shop and a staircase leads to a first floor sales/store room and W.C./cloakroom.

The shop has a recessed entrance and single fronted glazed display window.

FLOOR AREAS

The building provides an approximate net internal floor area of

Ground floor	194 square feet
First floor	180 square feet
Total	374 square feet.

SERVICES

The site is connected for mains electricity, water and drainage.

RATEABLE VALUE

We believe the property has a rateable value of £6,100, subject to the uniform business rate.

TERMS

Offers are invited for this valuable freehold opportunity.

VAT

We believe that the Property is not registered for VAT purposes.

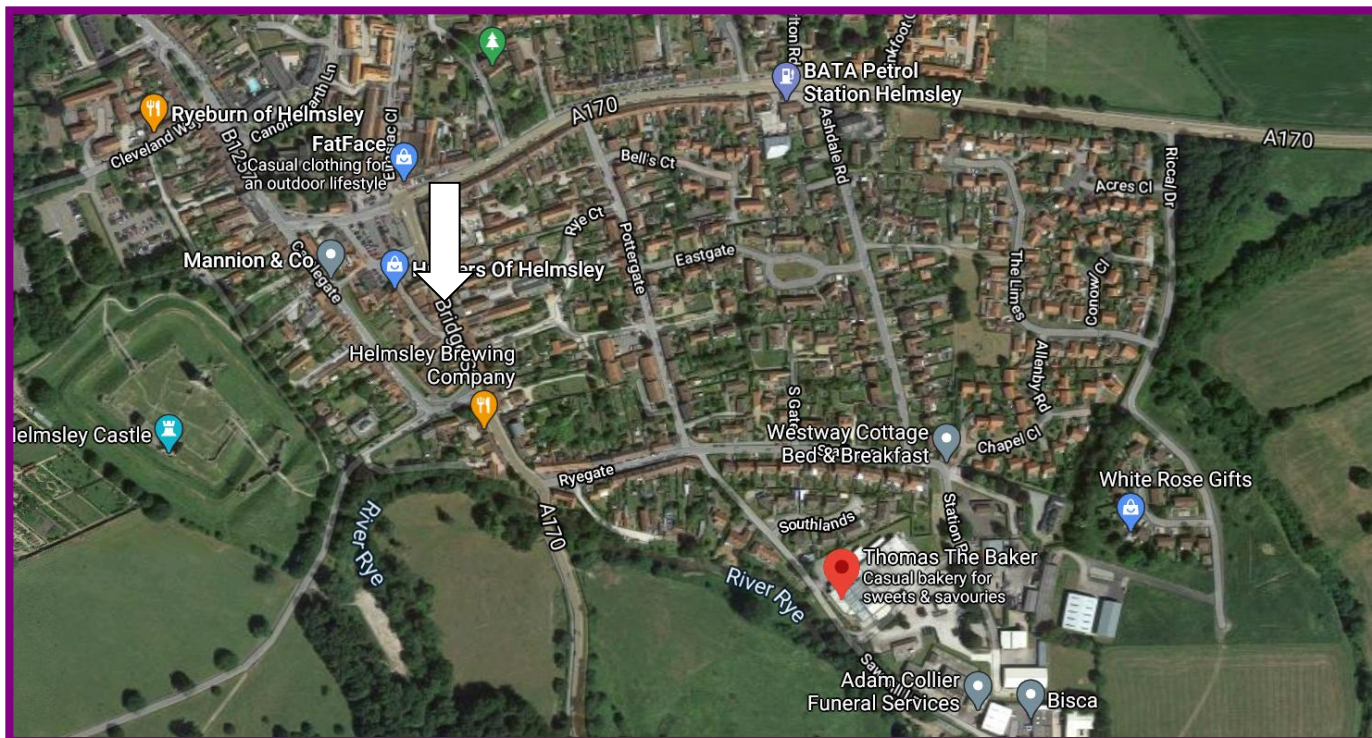
EPC

The property has an EPC rating of D

FURTHER ENQUIRIES

For further information please contact andrew@mcbeathproperty.co.uk or 07725 416002

Subject to Contract 290925



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.



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