

COMMERCIAL UNIT / DEVELOPMENT OPPORTUNITY

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE



THE OLD BOOT SHOP, CHAPEL STREET, EASINGWOLD, YO61 3AE

- ✓ **1,065 SQ.FT (98.94 SQ.M) OVER 2 FLOORS**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **RESIDENTIAL DEVELOPMENT OPPORTUNITY S.T.P.**
- ✓ **SPACIOUS COURTYARD TO THE REAR**
- ✓ **CLOSE TO THE TOWN CENTRE AND SHOPS**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

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

LOCATION

Easingwold is a thriving market town with an affluent catchment. The town is only 9 miles north of York and has excellent road links. The town is adjacent to the A19 offering excellent connections to York, the A1 and the North-East.

The property occupies a prominent position on Chapel Street which links to Market Place in Easingwold town centre which comprises a wide range of shops, restaurants, bars and other amenities with a blend of national and independent occupiers.

DESCRIPTION

The subject property comprises a mid-terraced built property constructed over two storeys with traditional brick and tile with a more recent extension to the rear.

The ground floor provides a double fronted shop style frontage with an entrance/reception room, a larger room with kitchen fittings, an internal lobby/hallway and a further room with kitchen fittings. There are 2 WCs. At first floor level there is a good sized landing leading to 2 rooms, larger room to the front and smaller at the rear.

Externally to the rear there is an enclosed courtyard and a summerhouse style outbuilding.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Net Internal Areas: -

Ground Floor	58.06 sq.m	625 sq.ft
First Floor	40.88 sq.m	440 sq.ft
TOTAL	98.94 sq.m	1,065 sq.ft

PRICE

The freehold is available to purchase at a price of **£195,000**.

RATES

We understand the property is assessed as follows:-

Rateable Value: £13,000

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

The property has mains connection for electricity and gas. The property is heated by way of gas fired central heating radiators.

ENERGY PERFORMANCE CERTIFICATE

Awaiting re-assessment.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

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

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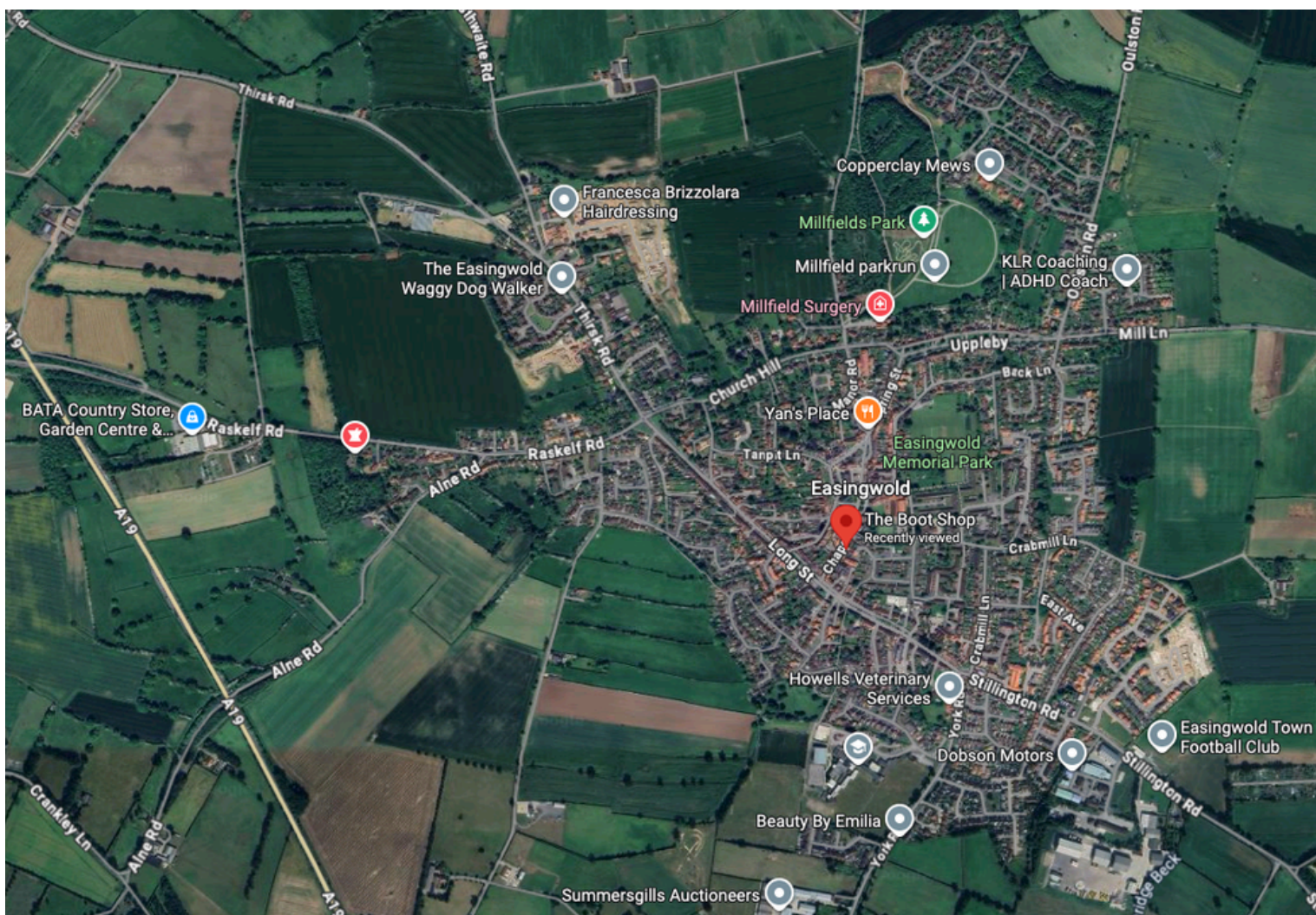
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VIRTUAL VIEWING

[Click Here](#)



Subject to Contract - Dec 25

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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