

COMMERCIAL UNIT / DEVELOPMENT OPPORTUNITY

McBeath
Property Consultancy

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mcbeathproperty.co.uk

FOR SALE



**136A LONG STREET, EASINGWOLD,
NORTH YORKSHIRE, YO61 3JA**

- ✓ **1,376 SQ.FT (127.84 SQ.M)**
- ✓ **SUITABLE FOR A VARIETY OF USES**
- ✓ **RESIDENTIAL DEVELOPMENT OPPORTUNITY S.T.P.**
- ✓ **CURRENTLY WORKSHOP/SHOWROOM & OFFICES**
- ✓ **CAR PARKING ON-SITE**

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 is situated in a private position set back from Long Street, the main road through Easingwold.

The full range of the town centres services and amenities are within easy walking distance. A supermarket and other shops are in close proximity.

DESCRIPTION

The property comprises a two-storey building of traditional cavity brick construction. Internally there is an open plan workshop/showroom on the ground floor. A staircase provides access to the first floor which is currently laid out to provide 2 office/work areas with kitchen and WC.

There is an additional single storey annex building adjacent to the main building. This is also of cavity brick condition and comprises an open plan office/work area.

ACCOMMODATION

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

Ground Floor	55.56 sq.m	598 sq.ft
First Floor	52.68 sq.m	567 sq.ft
Detached Annex	19.60 sq.m	211 sq.ft
TOTAL	127.84 sq.m	1,376 sq.ft

PRICE

The freehold is available to purchase at a price of **£250,000**.

RATES

We understand the property is assessed as follows:-

Rateable Value: £6,325

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

SERVICES

The property is connected for mains services of electricity, water and drainage. The heating is electric.

ENERGY PERFORMANCE CERTIFICATE

Awaiting re-assessment.

Subject to Contract - Mar 26

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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Subject to Contract - Mar 26

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