

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 2 WEST END, KIRKBYMOORSIDE, YO62 6AF

An attractive 'dual use' premises with approx 1,400 sqft of commercial/residential space situated in the heart of this lovely Market town

Main Entrance	Front Sales & Counter Space	Commercial Kitchen
Customer WC	First Floor Kitchen/Diner	Sitting Room
Two Bedrooms	Bedroom Three/Office	Bathroom
No Onward Chain	Lovely Central Location	Gas Central Heating

**PRICE GUIDE: £230,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, a chemist (that sells fine wines!), library, doctors surgery, a reputable primary school and 18 hole golf course.

2 West End comprises a Grade II Listed three storey, stone and pantile property situated within a hair's breadth of the main Market Place in Kirkbymoorside. Until recently, a successful well supported cafe business operated from the building (Cafe Williams) but due to retirement, is no longer operating. Here lies an opening for a new owner/occupier to either continue the food & beverage theme or start a brand new enterprise altogether (subject to planning/change of use), having the benefit of independent living accommodation over the first and second floors with a lovely sitting room, good size kitchen/diner, 2/3 bedrooms and bathroom.

## General Information

Services: Mains water, electricity and gas are connected to the premises. The property has gas central heating and the gas combi boiler is approx 3 years old.

Rateable Value: The premises has a current rateable value of £3,100

Council Tax: North Yorkshire Council - band A

Commercial EPC Rating: C

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents.

Price Guide: £230,000



# Accommodation



Total area: approx. 129.3 sq. metres (1392.1 sq. feet)  
2 West End, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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