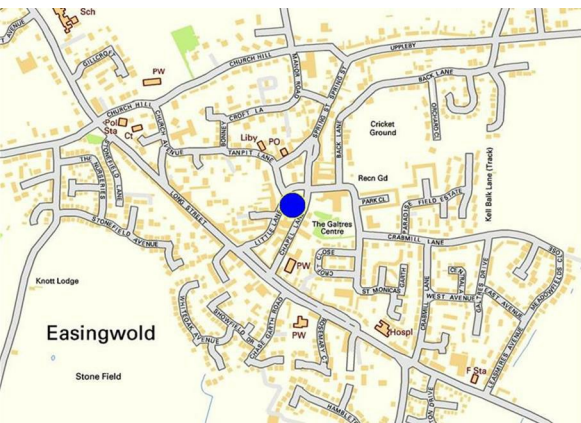




Room 5, First Floor Office Suite, Market Place, Easingwold £300 PCM

First floor office suite of 11 sq m / 120 sq ft available to rent on flexible terms. Located within the heart of Easingwold. Free parking available within the locality. 6 months or 1 year (minimum) lease. Heating, electricity and water rates included. Very popular building.

RENT
£3,600 pa - First Floor Office Suite - 11 sq m / 120 sq ft.



LOCATION

The property is located within the heart of Easingwold town centre. Easingwold is a market town and civil parish in North Yorkshire. It has a population of approximately 4,000 persons and is located approximately 12 miles (19km) north of York at the foot of the Howardian Hills. It is the focal point for a number of smaller villages within the vicinity. Historically, the economy was based around agriculture, although in recent years a number of independent retail businesses have emerged. Residential property prices have also increased significantly in the last 15 years, as Easingwold is now seen as a desirable commuter settlement for York and beyond. It benefits from good transport links via the A19 which skirts the town's western side. The subject property is located on Market Place. Market Place is a popular retail area, benefiting from a number of independent retailers, cafes/restaurants and public houses. Free parking is available within the immediate vicinity of the subject property.

DESCRIPTION

The property is located within a period building to the eastern side of Market Place. In recent years, the building has been refurbished throughout to provide high quality serviced office accommodation. The offices benefit from carpet floors, painted plaster walls and modern office lighting. The suite also benefits from access to a modern communal kitchen and shared toilet facilities. Please note that the photograph shows a suite within the wider building not that which is presently available to let.

SERVICES

The property benefits from mains supplies of water, drainage and electricity. Heating is via modern electric radiators. There is no gas.

PLANNING

The property falls within the jurisdiction of Hambleton District Council. We believe that the suite benefits from planning consent for Use Class "E" purposes.

RATING

We are unsure as to the rateable value of the available suite, although it is likely to qualify for Small Business Rates Relief, with no rates payable (assuming that it is the tenant's only commercial property).

EPC

The property has an EPC rating of E. A copy of the document can be provided by the agent (upon request).

TERMS

Please note that all of the above include electricity and water charges, as well as the use of shared toilet and kitchen facilities.

Tenants are responsible for providing furniture, internet/telephone costs and business rates. Please note that no business rates should be payable under the current regime if it is the tenants only commercial property but prospective tenants should make their own enquiries with North Yorkshire Council in this regard.

Leases are for 6 months to 1 year (minimum) and drawn up by our client.

RENTS

First Floor Office Suite - £3,600 pa

VIEWINGS/FURTHER INFORMATION

Viewings strictly by way of appointment. Contact Stephenson's Estate Agents (Commercial and Development).

Please note that the above photographs were taken when the property was previously let and relate to a different suite to that which is being advertised.

DATE PREPARED

September 2024..



Stephensons

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