



3 Crown Square | Kirkbymoorside, York

An opportunity to purchase a retail unit in the centre of the market town of Kirkbymoorside. No. 3 Crown Square has been run for many years as a successful and highly regarded Antiques and Collectables business, with a sale due to retirement. An ideal opportunity for an own-occupier or buy to let investor.

Could be purchased alongside 3a (first and second floor residential premises) which is being marketed separately. Viewing essential.

- Commercial retail unit
- Ground Floor: Showroom
- Basement: store and office

Guide Price £115,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE DOOR

With steps to:

SHOWROOM

27'1" x 17'5" (8.26m x 5.31m)

Double fronted with timber frame glazed windows.

BASEMENT FLOOR

OFFICE

11'7" x 7'9" (3.53m x 2.36m)

CLOAKROOM

Comprising wc and wash hand basin.

SERVICES

We understand that the property is connected to mains electricity, water and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

TBC.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.



DIRECTIONS

From Pickering, at the main roundabout in Kirkbymoorside turn right onto Piercy End which then changes to Market Place, take the third right turn onto the Crown Square and the property can be found on the left hand side and identified by our BoultonCooper board. Postcode: YO62 6AY.

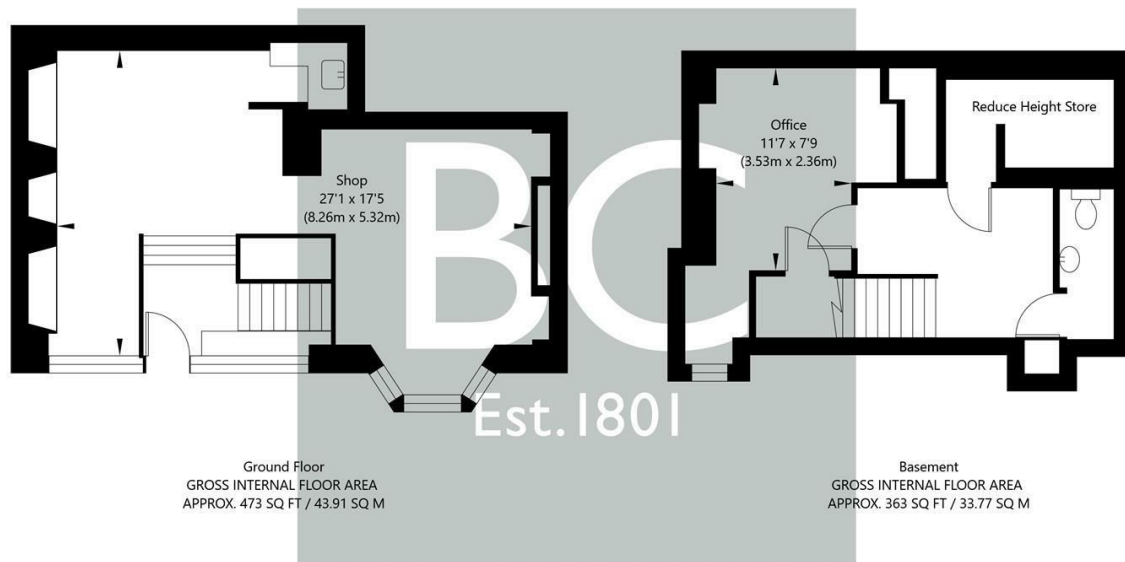
BUSINESS RATES

According to the Valuation Office Agency website, 3 Crown Square is registered for business rates with a current rateable value of £5,300.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 836 SQ FT / 77.68 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

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COUNCIL TAX BAND

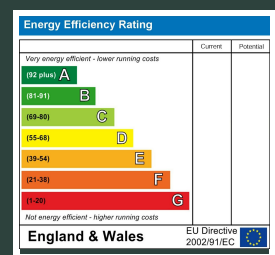
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ENERGY PERFORMANCE RATING

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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Est. 1801