



## 12 Market Place | Kirkbymoorside

A superb opportunity to rent a ground floor commercial premises situated in the central hub of the ever-popular market town of Kirkbymoorside.

- Prominent corner position on Market Place
- Self-contained with kitchen and wc facilities
- Current Cafe use, but offers scope for alternative uses (subject to planning)
- Grade II listed building

**£12,000 Per Annum**





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## DESCRIPTION

The property comprises the ground floor and basement section of an attractive period building. The unit is currently laid out to provide a main sales area with ancillary office and secure basement storage. Additionally there is a staff kitchen and WCs and store room. The unit was formally used as a bank (A2 planning use) and would also lend itself to a range of A1 retail uses or others such as health practice, offices, or cafe/bar/restaurant. (all subject to planning).

## ACCOMMODATION

### FRONT RETAIL AREA

33'11" x 10'7" (10.34m x 3.23m)

Twin aspect with 4 no. windows and entrance door.

### KITCHEN

### AREA/PREPARATION ROOM

12'6" x 12'3" (3.81m x 3.73m)

With fitted base mounted units.

### REAR LOBBY AND KITCHEN

22'4" x 9'4" (6.81m x 2.84m)

### INNER HALLWAY

17'10" x 3' (5.44m x 0.91m)

### CLOAKROOM

13' x 3'7" (3.96m x 1.09m)

Comprising wc and wash hand basin.

### KITCHENETTE WITH BOILER ROOM

11'11" x 6'2" (3.63m x 1.88m)

### STORE

9'6" x 5'2" (2.90m x 1.57m)



## LOCATION

Kirkbymoorside is an historic and attractive market town, situated at the foot of the North York Moors and adjacent to the A170 which connects the Yorkshire coast at Scarborough with the A19 at Thirsk and the A1. Road connections to a number of towns and cities are therefore, very good. The town centre comprises a number of uses, including retail, leisure, commercial and residential. Major new residential and commercial developments have taken place on the outskirts and within the town. The town has a strong residential and visitor catchment, with a thriving tourist sector, given its idyllic situation at the southern foot of the North York Moors National Park.

## PLANNING

The unit has most recently been used as a café but could be suitable for a wide range of uses such as retail, showroom, office, healthcare. This is an option only and interested parties must make their own enquiries regarding planning. The property is Grade II listed.

## RENTAL AND LEASE

The property is available on a new lease at an initial rental of £12,000 per annum exclusive of rates and utilities.

## BUSINESS RATES

We have made enquiries on the government website and the property has a rateable value of £5,400 (subject to the uniform business rate)

## EPC

The property does not require an EPC due to its listed status.

## VAT

Interested parties are advised to make enquiries regarding the VAT liability.

## VIEWING

Strictly by appointment with the Agents.  
Tel: 01653 692151.





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Strictly by appointment with the Agent

## COUNCIL TAX BAND

Registered for Business Rates

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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