



The Trading House Market Place
Easingwold, YO61 3AA
£25,000 P.A

Nestled in the heart of this ever-popular market town, The Trading House on Market Place is a rare opportunity not to be missed.

Offering over 1,000 square foot of prime retail space to the ground floor, with an additional 522 square feet in storage/office space to the first floor, this property gives any potential tenant the perfect space to make their own.

This prime commercial property briefly comprises a large ground floor area with sales area and toilet facilities with additional store/office space to the first floor. Surrounded by the bustling Market Place square, the property sits within a thriving and well-established community of shops, cafes, restaurants and local businesses. With mains water, electricity and separate toilet facilities, the property boasts an impressive and highly sought after selection of utilities for a potential tenant.

An internal viewing is highly recommended. For further assistance please contact Churchills on 01347 822 800 (option 3) or alternatively Barry Crux on 01904 659 990.

Rateable Value - £20,000. The property was removed from the rating list 1 April 2023, the above figure was the previous rating and therefore is for guidance purposes only will require a new assessment.

Please note VAT is payable on the rent.

Sales Area
1018 square foot

Preparation/Store
155 square foot

Toilets
3 separate cubicles

First Floor Offices

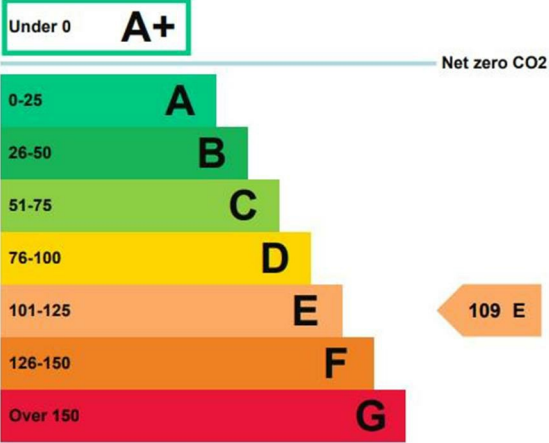




522 square foot



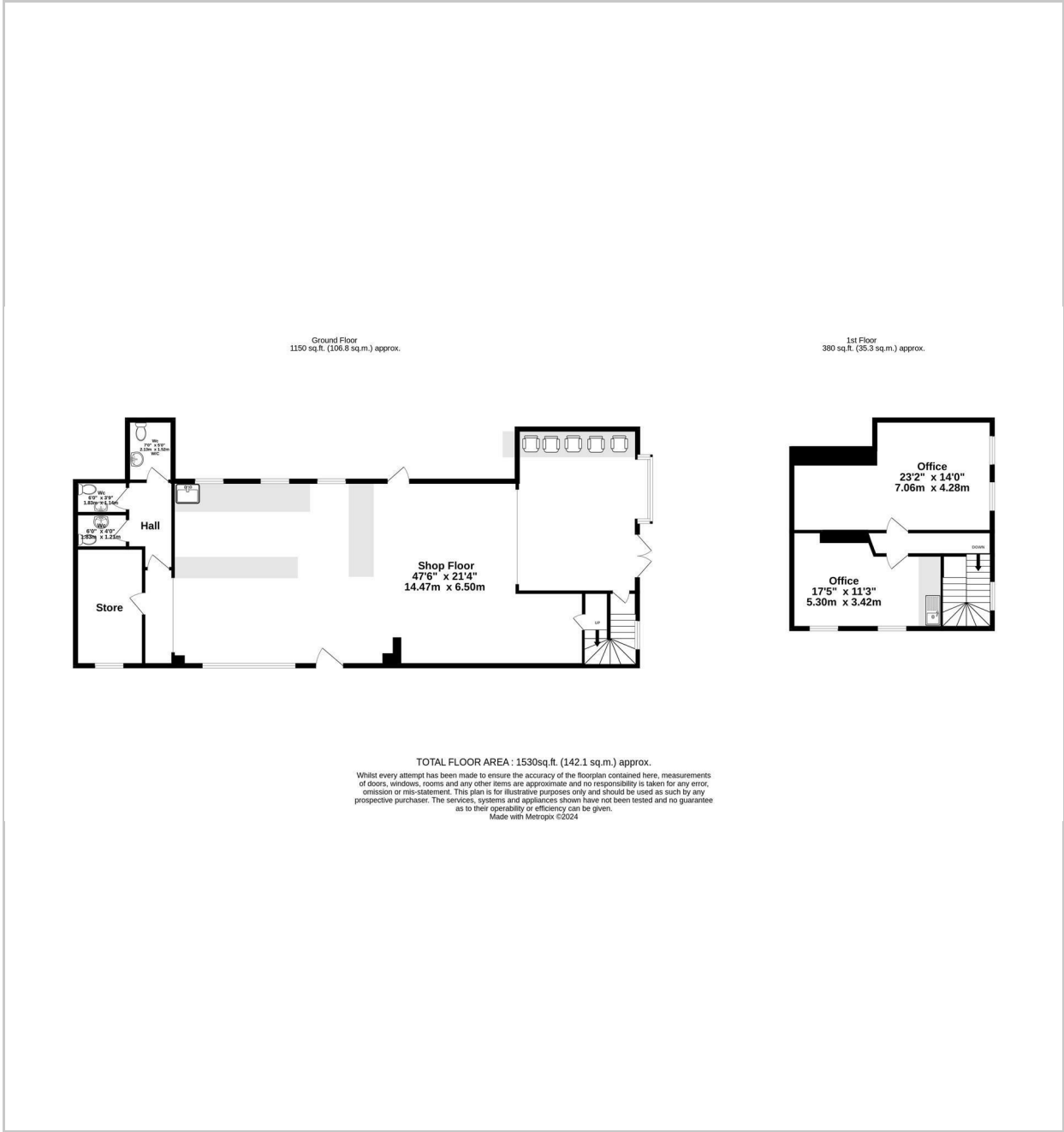
This property's energy rating is E.



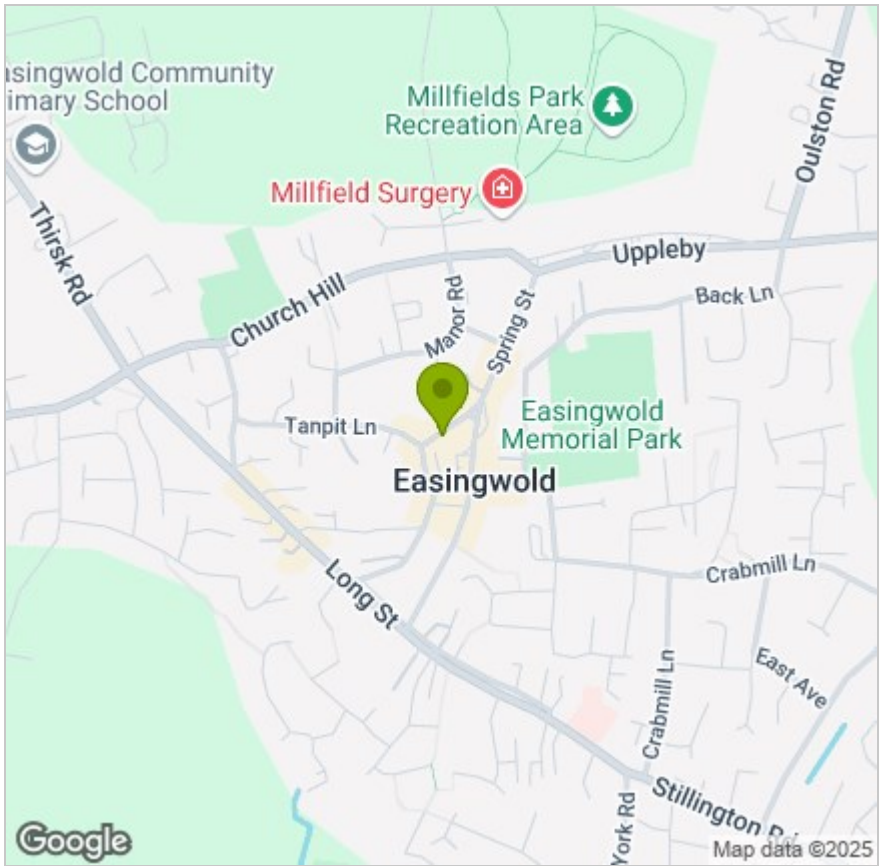
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

FLOOR PLAN



LOCATION



EPC

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

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