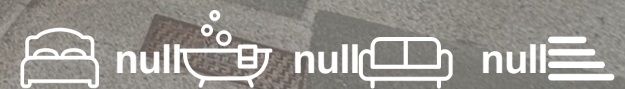




Redworth House Main Street Shipton By Beningbrough

York, YO30 1AA

£22,000 Per Annum



This rare opportunity is located in the friendly village of Shipton-By-Beningbrough and is conveniently placed on the A19, providing easy access to York, Easingwold and the surrounding area. The high level of passersby, paired with this amiable neighborhood makes this a lovely base for any growing business.

With three storey's of prime office and storage space available, this property proves extremely versatile. On the ground floor, the traditional hallway leads you towards two offices sizing 340 sq ft and 185 sq ft respectively and a large storage space measuring 340 sq ft. A handy shower room, WC and kitchen, are also available, which provides extra facilities for incoming tenants.

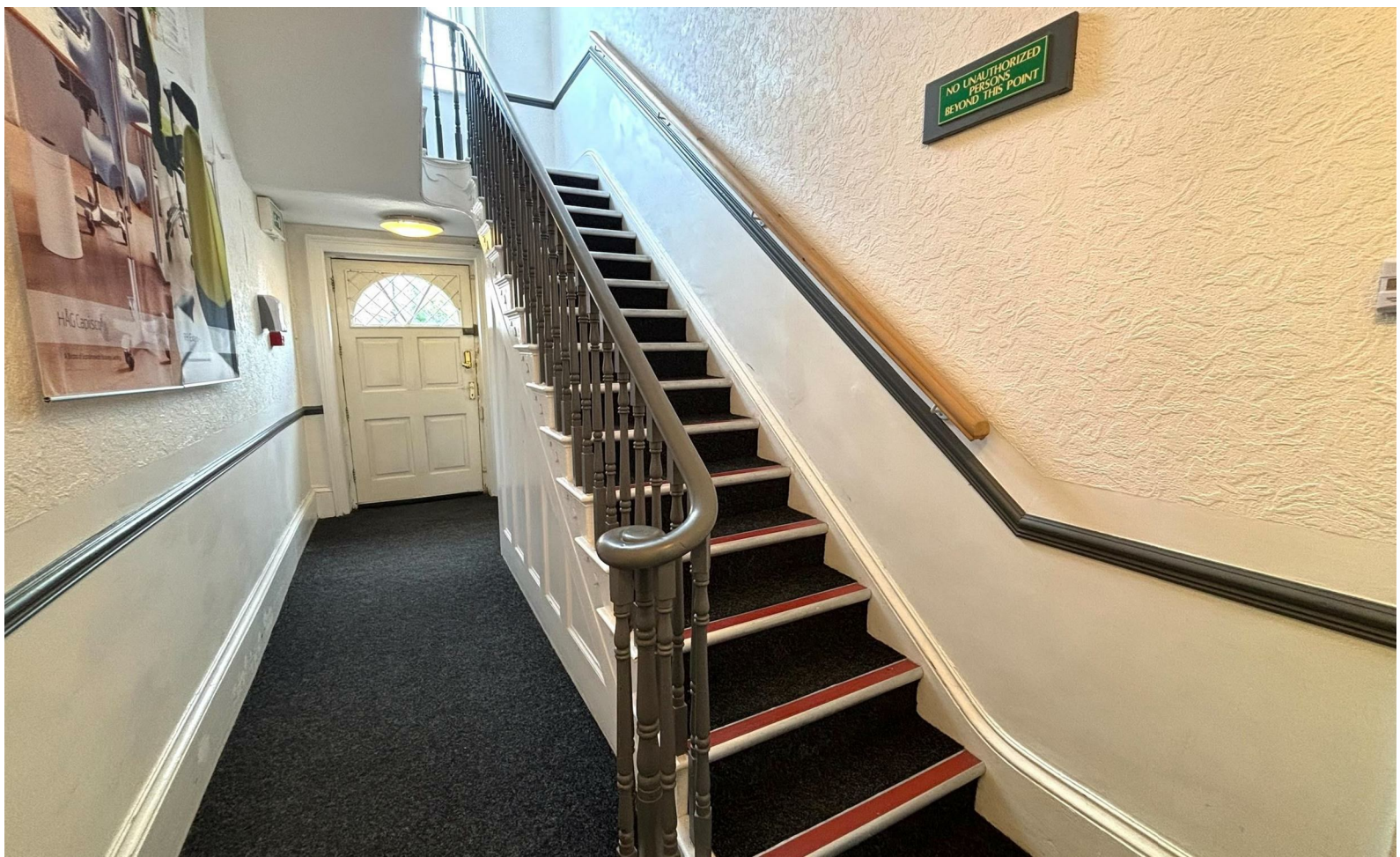
Moving upstairs, you will find five modern offices of a variety of size with the largest being 315 sq ft and the smallest being 145 sq ft. Here, you will also find an additional WC and further storage space. On the second floor, you will find a renovated loft space, currently used as a storage area.

The property is subject to a full internal and external redecoration.

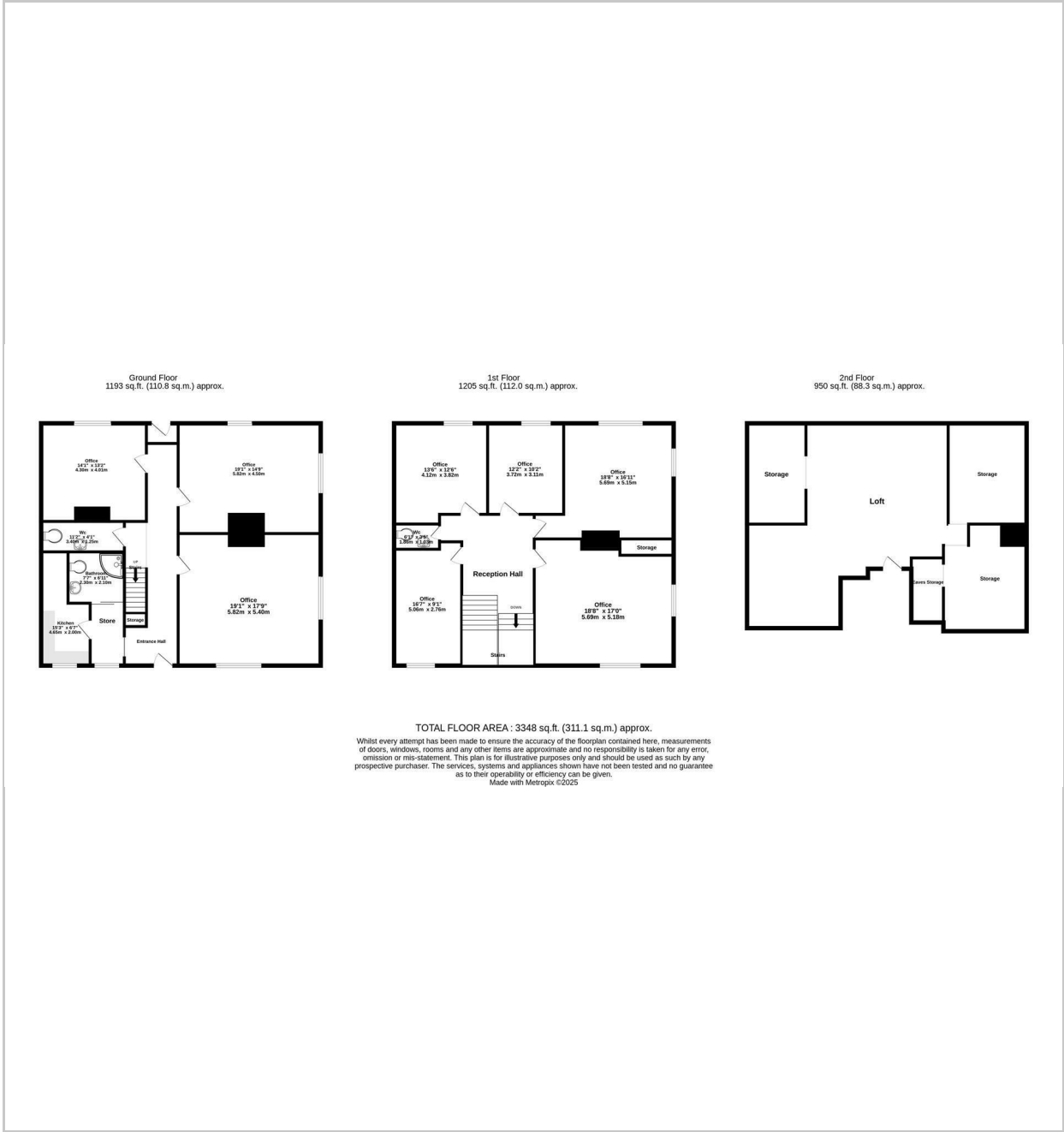
Available on a long term lease of which negotiations are available.

Rateable Value - £9,900. Rates are not payable. Please note VAT is payable on the rent. For further assistance please contact Churchills on 01347 822 800 (option 3).

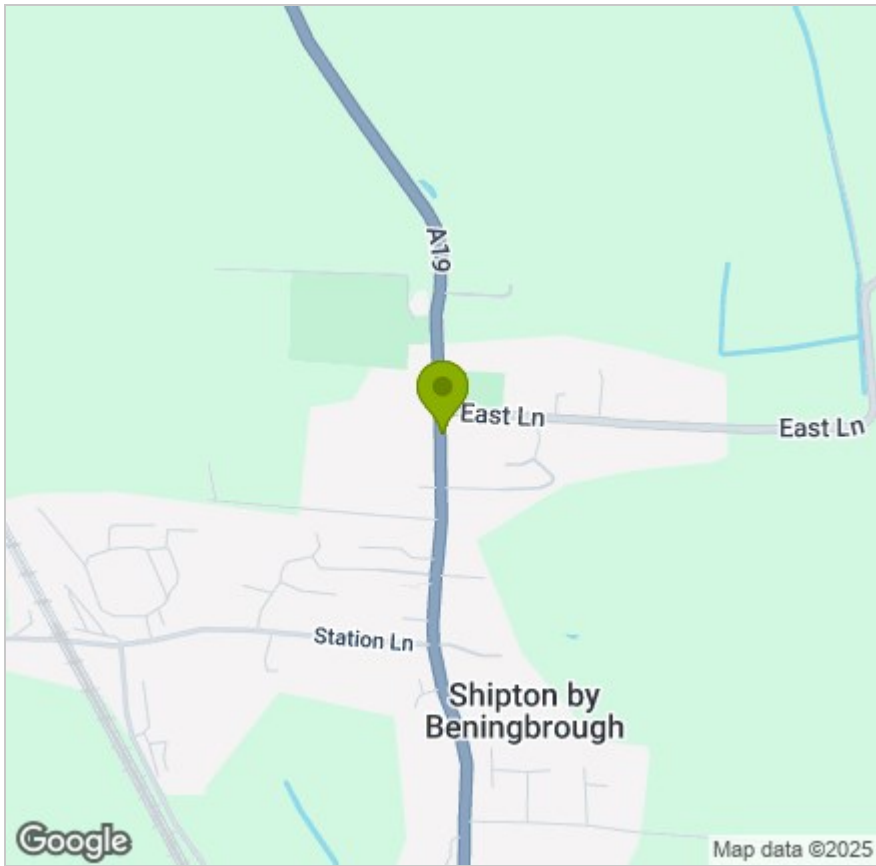





FLOOR PLAN



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.