

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









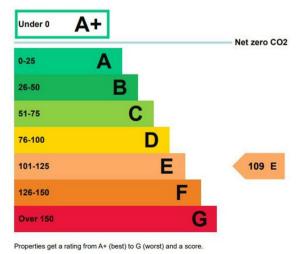












The better the rating and score, the lower your property's carbon emissions are likely to be.

LOCATION FLOOR PLAN Millfields Park Millfield Surgery Uppleby Back Ln Ground Floor 1150 sq.ft. (106.8 sq.m.) approx. 1st Floor 380 sq.ft. (35.3 sq.m.) approx. Easingwold Tanpit Ln Memorial Park Easingwold Office 23'2" x 14'0" 7.06m x 4.28m Crabmill Ln Crabmill Ln Shop Floor 47'6" x 21'4" Store Stillington D. Map data @2025 Coople **Energy Efficiency Rating** TOTAL FLOOR AREA: 1530sq.ft. (142.1 sq.m.) approx. While every attempt has been made to ensure the accuracy of the douplant contained lever, measurement of doors, and/only, comers all they often time as supproving a wind program of the properties of doors, and only applications to the control programming its select for any great control programming its select for any great control properties and properties only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Potential Very energy efficient - lower running costs **EPC** (92 plus) A (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 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.