

FOR SALE

LINTON STORES

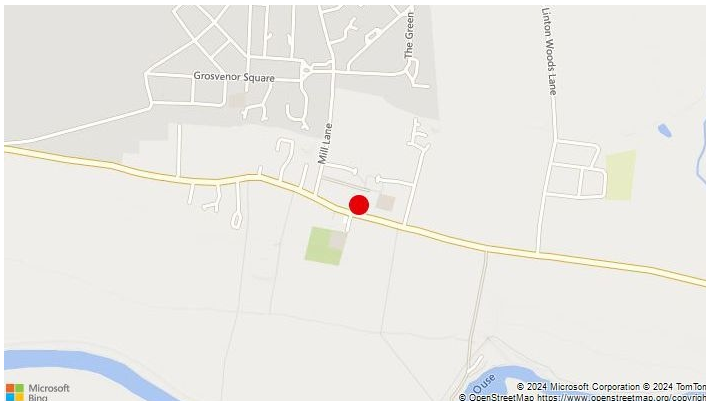
5-6 MAIN STREET, LINTON ON OUSE, YORK, YO30 2AX

Price - £550,000

Mixed Use Investment

Property Features

- A substantial property in large site/gardens
- Suitable for various uses - retail; office; restaurant/cafe; nursery; medical; gym
- 7 bedrooms, sitting room, dining room, large kitchen
- Outbuilding with garage, store, toilet, suitable for various uses or conversion to holiday letting (subject to planning consent)



Enquiries

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Location

The property is located in Linton on Ouse, North Yorkshire, being approximately 10 miles north-west of York and 9 miles south-west of Easingwold. Villages in the immediate vicinity include Newton-on-Ouse being 1.2 miles to the south-east and Aldwark being 2.5 miles.

Linton-on-Ouse is a popular commuter village and provides a good mix of residential dwellings, it has in the past been more commonly associated with the RAF station, which is located on the outskirts of the village, now closed.

The subject property can be found on Main Street, which forms the main road through the village and is very popular with cyclists, being part of the national cycling network.

Description

Suitable for a variety of commercial and residential uses .

The property is located in the attractive village of Linton-on-Ouse, close to York.

Accommodation

Ground Floor

Commercial Element:

Retail/Shop: large display window, part glazed entrance door, service counter and general retail racking/shelving, door to:
Office/Store: Fully tiled floor, racking, door to outside and door to living accommodation.

Toilet: WC, wash-hand basin

Residential Element:

Dining Room: large bay window, side entrance door, built in under-stair cupboard, arch to kitchen, door to stairs.

Toilet

Kitchen: fitted kitchen with dishwasher point, exposed ceiling beams, rear entrance door, store cupboard, door to shop.

Sitting Room: Patio doors overlooking garden, inglenook style fireplace with cast iron stove, vaulted ceiling with exposed ceiling beams.

First Floor:

House Bathroom

Study/Bedroom 1: Computer room or single bedroom

Bedroom 2 with dressing area.

Bedroom 3 with built in wardrobes.

Bedroom 4

Bedroom 5

Second Floor:

Master Bedroom 6 with en-suite

Dressing Room/Bedroom 7

External:

Garage: Concrete floor, up and over door, w/c, sink.

Shop Store

Gardens Laid to lawn, decked area with deck pathway to outbuilding, access from rear lane.



Services

We understand that all mains services are connected to the property

Trade and Business

The property until recently has been used as "Linton Stores" for many years. However due to personal circumstances the business has now been closed. However, if required this could be reintroduced easily.

Fixtures and Fittings

The shop fixtures and fittings remain in situ and can be acquired separately at valuation.

Terms

The property is held freehold.

Local Authority

Hambleton

Business Rates - 2024/25

RATEABLE VALUE

RATES PAYABLE

£2,800

Council Tax Band: C

Value Added Tax

VAT may be charged at the prevailing rate.

EPC Rating

The property has an energy performance asset rating of C 74. A full copy of the EPC is available upon request.



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