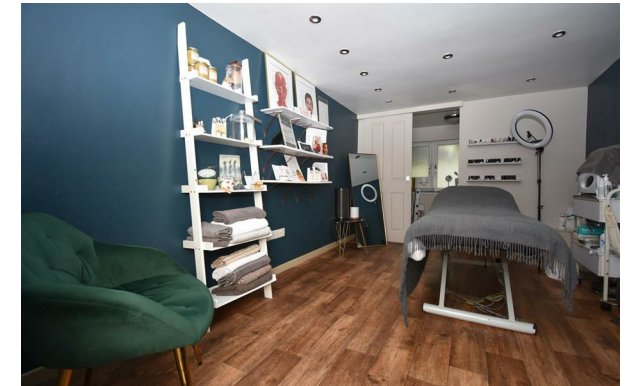


Mark Stephenson's

ESTATE & LETTING AGENTS



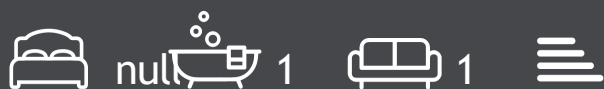
70 Castlegate, Malton, YO17 7DZ

£165,000

- Freehold commercial premises
- Busy main road position
- Ideal investment property
- Self contained first floor studio flat
- Period Grade II listed building
- Popular market town location
- Renovated over recent years
- Perfect owner/operator opportunity
- Offered with full vacant possession

70 Castlegate, Malton YO17 7DZ

An attractive freehold commercial property with busy road frontage on the approach to the market town centre. 70 Castlegate is a Grade II listed building which has been successfully let during recent years over two floors but with flexibility to be split between commercial and residential having a fully self contained first floor studio flat. Could suit owner operator who may wish to live over their business but could easily work as a freehold investment literally only a few hundred metres from the centre. To be sold with full vacant possession on completion.



Council Tax Band:



General information

The centre of Malton is within walking distance and offers an excellent range of amenities with the railway station providing links to the Intercity service at York. Both primary and secondary schools are within easy reach and there are many local sporting clubs including Padel, Tennis, Squash and Golf plus other recreational pursuits for young and old. The A64 which bypasses the town provides good road links east and west to the motorway network. Malton also offers an excellent range of independent shops, cafe's/coffee shops and has gained regional recognition with its regular food festivals.

Services

Mains supply of water, electricity and drainage.

Ground floor retail

All well presented and offering flexibility depending on use. Currently laid out as beauty/treatment space with doors leading out into a walled courtyard area.

External room/store

Currently in use as a further treatment/beauty room but once again offering flexibility.

Courtyard

With hand gate and passage to a further yarded/garden area with further gate leading out on foot and leading back onto Castlegate. This is the route that would be taken if the studio flat was independently let.

First floor studio flat

Kitchen

Range of units, rear facing velux, electric heater, sink unit.

Bathroom

Three piece suite, over bath electric shower, heated towel rail.

Bed/sitting room

Front facing window. Currently in use as a treatment/beauty room. Period fireplace, electric heater, built in cupboards.

Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band



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 