Cundalls

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ESTABLISHED 1860

MIXED USE INVESTMENT OPPORTUNITY

1 BURGATE, PICKERING



<u>An excellent opportunity to acquire an attractive mixed use freehold investment, occupying a prime spot at the top of Pickering's Market Place.</u>

Grade II listed building providing 1,721 square feet in total over four floors.
839 square feet of commercial space to the ground & lower ground floor with existing tenants operating a successful and popular Café. Classification A3/A4/A5.
Currently let on a full repairing lease and realising £14,000 PA.
Newly refurbished 3 storey apartment providing attractive residential accommodation.
Well-maintained, Distinctive Property in a Prominent Location in this Busy Market Town.

GUIDE PRICE £325,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

Excellent investment opportunity comprising a prominently positioned mixed use property, set at the top of Pickering Marketplace and providing a versatile range of commercial and residential space.

1 Burgate faces directly onto the Market Place and comprises a substantial, Grade II Listed period property. In all the building provides over 1,700 square feet of accommodation and benefits from an established occupier to the commercial space, providing an incoming purchaser with the benefit of immediate rental income and further income potential, as when fully let out 1 Burgate as a whole has realised a solid yield of 6.5% PA.

To the ground and lower ground floors is 839 square feet of commercial space. The commercial premises are currently operating as a well-established and popular cafe, providing a rental income of £14,000 with the lease extending until 2028, offer an attractive degree of income security. The building is classified as A3/A4/A5 usage.

Comprising the top two floors of the building, with a private entrance off Willowgate, the flat has been recently refurbished and provides an attractive range of versatile accommodation. In brief; entrance vestibule, kitchen, living room, sitting room/bedroom and a further double bedroom and house bathroom. Until recently the rent passing was £725 PCM.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes.This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION

Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. The town has a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

COMMERCIAL SPACE

CAFÉ
4.94 m(16'2'') max x 5.75 m(18'10'')
Fitted serving and preparation counters. Windows to the front. Timber double entrance doors with glazed lights. Laminate flooring Exposed brick and exposed stone walls. Meter cupboard. Stone steps down to Cellar.



CAFE/DINING AREA
5.40 m(17'9'') x 2.50 m(8'2'')
Window to rear yard. Corridor to rear, with half-glazed door to yard.

CLOAKROOM
White low flush WC and pedestal wash hand basin.

CAFÉ KITCHEN
5.75m(18'10'') x 3.74m(12'3'')
Ceramic tiled floor. Glazed double door to the front with external steps up to pavement set behind wrought iron railings. Kitchen units.

OUTSIDE

At the rear of the shop unit is a small, communal stone flagged courtyard, with access onto Willowgate. Across the yard is a small outhouse.

OUTHOUSE
1.50m(4'11'') x 1.36m(4'6'')
Brick and pantile store within the communal courtyard.

RESIDENTIAL ACCOMMODATION

FRONT DOOR - Timber panelled double door.

ENTRANCE VESTIBULE
Electric fuses. Electric consumer unit. Storage cupboard. Stairs up.

HALLWAY
Staircase to the Second Floor. Radiator. Fitted under stair storage cupboard. Wall lights.

KITCHEN
3.00 m(9'10'') x2.80 m (9'2'')
A stylish range of newly fitted kitchen cabinetry with butcher block worktops incorporating a composite sink unit. Brand-new integrated electric oven with matching four ring hob and with an extractor overhead. Integrated dishwasher. Radiator. Sash window to the front elevation looking out onto the marketplace. Fitted storage cupboard housing the Worcester gas fired central boiler.



LIVING ROOM
4.88 m(16'0'') x 2.64 m (8'8'')
Portrait panelled wall. Feature brick line fireplace. Sash window to the front with window seat. Radiator.



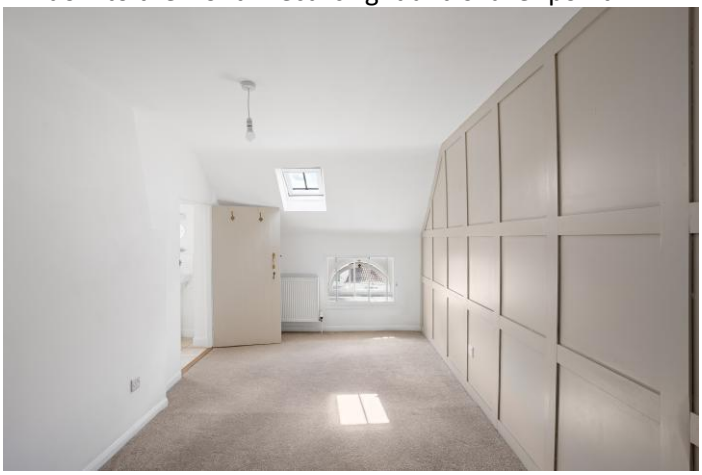
SITTING ROOM/BEDROOM TWO
6.32 m(20'9'') x 2.57 m(8'5'')
Windows to both side sides. Lantern roof light. Radiator. Fitted shelving. Plumbing in place to create an en suite if required.



SECOND FLOOR
Conservation roof light within an attractive aspect up towards the spire of Saint Peter and Saint Paul. Radiator.

BEDROOM ONE
5.13 m(16'10'') x 2.67 m(8'9')
Portrait panelled wall. Window to the front secondary glazing. Conservation roof light. Radiator.

BATHROOM
2.90 m(9'6'') x 2.80 m(9'2'')
White suite comprising bath with shower overhead. Fully tiled surround. Low flush WC. Pedestal wash hand basin. window to the front. Electric light and shaver point.





GENERAL INFORMATION

Services:	Mains water, drainage and electric.
Planning:	North Yorkshire Country Council (Ryedale)
Council Tax:	Apartment Band B
Ratable Value:	£8,900 PA Commercial element
Tenure:	The property is Freehold and vacant possession will be given upon completion for the apartment. The commercial element is subject to an ongoing lease.
EPC:	Café/Commercial Space D/85 The Apartment – E/44 Potential D/55

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