



5 5, Piercy End, Kirkbymoorside, YO62 6DQ

COMMERCIAL PREMISES TOGETHER WITH THREE BEDROOM APARTMENT.

A substantial multi use property situated in the heart of an ever popular North Yorkshire market town.

5 Piercy End offers a unique opportunity to purchase this property located within Kirkbymoorside town centre offering a combination of commercial space and residential accommodation lying over three floors.

The property has the benefit of Class A3 use with Class B1 use on part of the ground and first floor.

The residential accommodation offers sitting room, kitchen, three bedrooms and bathroom which

- Multi use premises in a prime location
- Extensive commercial space over three floors
- Lies over the first and second floors
- Residential maisonette
- To the outside there is a useful yard area to the rear of the property
- Rear outside yard
- Scope for alternative uses (STP)
- In the heart of Kirkbymoorside
- Viewing essential



Guide Price £325,000

5 Piercy End, Kirkbymoorside.



COMMERCIAL PREMISES

Identified as shaded areas on floorplan.

Retail Space

16'10" x 14'8" (5.13m x 4.47m)

Open fronted display windows to Piercy End.

Office

12'7" x 9'9" (3.84m x 2.97m)

With window to front elevation.

Office

9'11" x 8'7" to the rear (3.02m x 2.62m to the rear)

Workspace with glass sliding doors leading to front retail space and window to the rear yard.

Studio Office

17'7" x 9'7" (5.36m x 2.92m)

Workspace with large window to the street and doors leading to main retail space and rear corridor.

Safe

10'0" x 7'6" (3.05m x 2.29m)

Built in walk-in safe with 2 lockable doors.

Rear Lobby

Staircase to first floor.

First Floor

Over ground floor retail space:

Studio/Office

12'8" x 12'5" (3.86m x 3.78m)

With wall and floor units having stainless steel sink unit; radiator.

Cloakroom

With low flush w.c. and wash hand basin.

Kitchen

With sink unit and access to further cloakroom with w.c.

Second Floor

Studio/Office

27'0" 15'11" (8.23m 4.85m)

Large storage room with two velux windows.

Business Rates

We have made enquiries on the government website which describes the property as being used as studio and premises.

RESIDENTIAL PREMISES

This is an entirely separate access to the Commercial premises, premises having separate doors.



Entrance Hall having staircase from the ground floor with access to the front leads to the first floor residential accommodation.

First Floor

First floor landing with radiator and stripped open staircase.

Landing

Sitting Room

17'0" x 16'0" (5.18m x 4.88m)

Double aspect with bay window having window seat and sash window. Feature fireplace with stove, radiator, television aerial point.

Kitchen

16'2" x 13'9" (4.93m x 4.19m)

With wall and floor units including stainless steel sink unit, worktops and tiled splash-backs. Part ceiling cornice, central heating boiler, double aspect with sash windows, radiator.

Utility/W.C

With plumbing for automatic washing machine; low flush w.c. and wash hand basin.

Second Floor

Bedroom One

16'8" x 13'9" (5.08m x 4.19m)

With sash window (double aspect) and radiator.

Bedroom Two

11'9" x 8'9" (3.58m x 2.67m)

With sash window and radiator.

Bedroom Three

15'7" x 7'11" (4.75m x 2.41m)

With sash window and radiator.

Bathroom

Suite comprising panelled bath with shower unit over, low flush w.c. and pedestal wash hand basin. Part wall tiling.

Outside

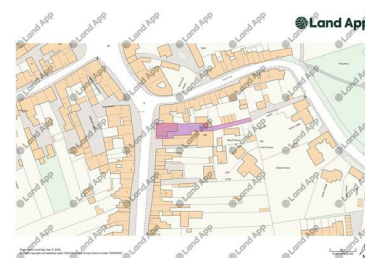
To the rear there is an enclosed yard area.

Services

Mains gas, electricity, water and drainage.

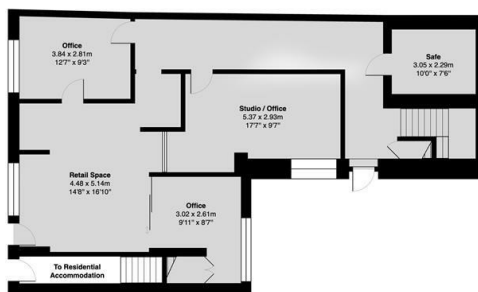
Council Tax

We have been informed that the flat lies in Band C.



5 Piercy End | Kirkbymoorside.

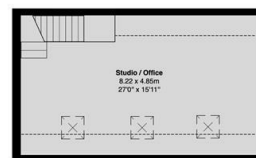
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Ground Floor



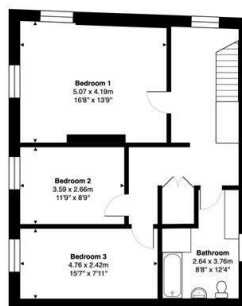
First Floor



Second Floor



First Floor



Second Floor

Gross Internal Area

Residential: 149.0m² ... 1,604ft²

Commercial: 182.8m² ... 1,969ft²

Total: 331.8m² ... 3,573ft²

All measurements are approximated for display purposes only and should be independently verified.
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VIEWING

Type here

COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

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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	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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