



110 Long Street Easingwold  
York, YO61 3HX  
**£800 Per Month**

SITUATED IN THE HEART OF THE WELL REGARDED MARKET TOWN OF EASINGWOLD, EQUIDISTANT FROM YORK AND THIRSK WITH EXCELLENT ACCESS TO THE A19. EASINGWOLD HAS A GOOD MIX OF RETAIL SHOPS, PUBLIC HOUSES AND CAFES.

110 LONG STREET LENDS ITSELF FOR SEVERAL BUSINESS OPPORTUNITIES INCLUDING RETAIL, HEALTH AND BEAUTY AND OR OFFICES WITH EXCELLENT MAIN ROAD FRONTAGE RUNNING PARALLEL TO THE MAIN ROAD THROUGH EASINGWOLD WITH AN ABUNDANCE OF FREE PARKING DIRECTLY AROUND THE PREMISES

Mileages: York – 13 miles, Thirsk – 11 miles (Distances Approximate)

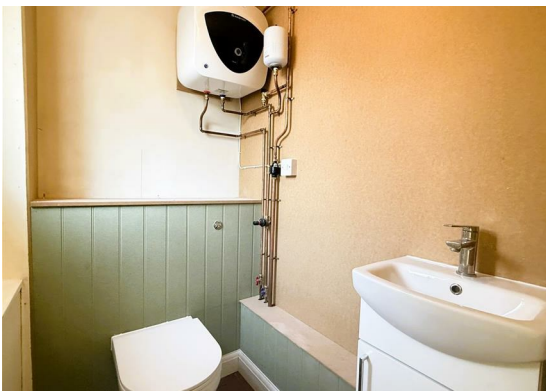
Open Plan Room, Cloakroom/WC

Double-Fronted Commercial Premises with Flexible Layout

This attractive double fronted commercial property features a sturdy six panel central entrance door, flanked on both sides by bay style glazed display windows, each incorporating built-in window seating.

The property opens into a generous open plan main area extending to over 28ft, offering excellent flexibility and potential for subdivision into two separate spaces if required. The front section measures approximately 13'10 x 13'3, while the rear section extends to approximately 12'9 x 9'8. Both areas benefit from strip lighting and multiple low level double power sockets.

Beyond the main space, a rear lobby with tiled flooring provides access to a cloakroom WC, fitted with a low suite WC, wash hand basin, side window, and an instant hot water system.





To the very rear of the premises, a door leads out to a service path, offering convenient rear access.

Rent: £800.00 per calendar month

Tenure: - A new lease is available for a term to be agreed.

Business Rates: The premises currently has a rateable value of which details are available by visiting Gov.uk or contact the business rates department at the local authority.

LOCATION - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

POSTCODE – YO61 3HX

SERVICES - Mains water, electricity and drainage.

DIRECTIONS - From our central Churchills Easingwold office, No 110 is almost opposite on the right-hand side.

VIEWING - Strictly by prior appointment with the letting agents, Churchills Tel: 01347 822800 Email: [lettingsadmin@churchillsyork.com](mailto:lettingsadmin@churchillsyork.com).

\*AGENTS NOTE - EPC AVAILABLE ON REQUEST



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.