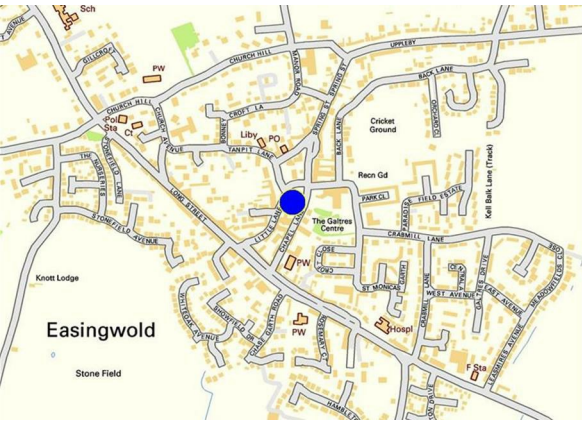




## Front Room, Market Place, Easingwold £400 Per Annum

Office - First Floor Front Room. 18 m<sup>2</sup> 194 sq ft. Located within the heart of Easingwold. Free parking available within the locality. Heating, electricity and water rates included.



## DESCRIPTION

**LOCATION.** The property is located within the heart of Easingwold town centre. Easingwold is a market town and civil parish in North Yorkshire. It has a population of approximately 4,000 persons and is located approximately 12 miles (19km) north of York at the foot of the Howardian Hills. It is the focal point for a number of smaller villages within the vicinity. Historically, the economy was based around agriculture, although in recent years a number of independent retail businesses have emerged. Residential property prices have also increased significantly in the last 15 years, as Easingwold is now seen as a desirable commuter settlement for York and beyond. It benefits from good transport links via the A19 which skirts the town's western side. The subject property is located on Market Place. Market Place is a popular retail area, benefiting from a number of independent retailers, cafes/restaurants and public houses. Free parking is available within the immediate vicinity of the subject property.

**THE PROPERTY.** The property is located within a period building to the eastern side of Market Place. In recent years, the building has been refurbished throughout to provide high quality serviced office accommodation. The offices benefit from carpet floors, painted plaster walls and modern office lighting. The suites also benefit from access to a modern communal kitchen and shared toilet facilities.

**SERVICES.** The property benefits from mains supplies of water, drainage and electricity. Heating is via modern electric radiators.

**PLANNING.** The property falls within the jurisdiction of Hambleton District Council. The suites benefit from planning consent for Use Class "E".

**RATING.** We are unsure as to the rateable values of the available suites, although they are likely to qualify for Small Business Rates Relief, with no rates payable (assuming that they are the tenants only commercial property).

**EPC.** The property has an EPC rating of E. A copy of the document can be provided by the agent (upon request).

**TERMS.** Please note that all of the above include electricity and water charges, as well as the use of shared toilet and kitchen facilities.

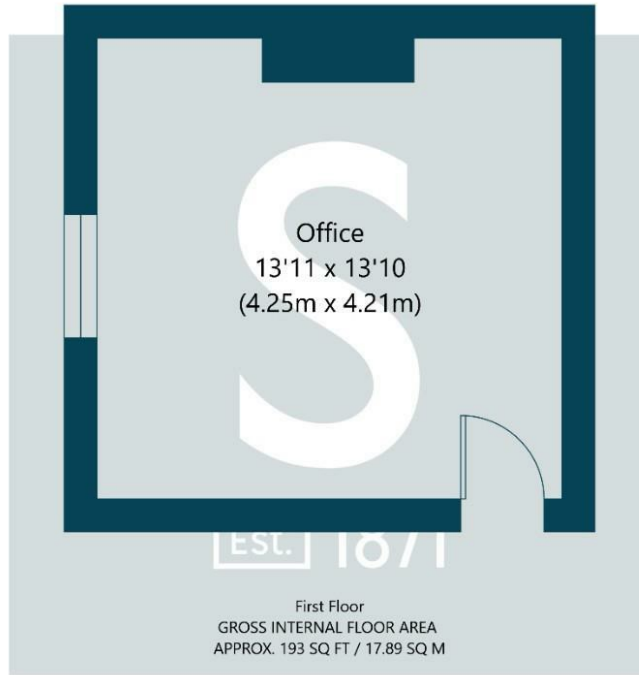
Tenants are responsible for providing furniture, internet/telephone costs and business rates. Please note that no business rates should be payable under the current regime if it is the tenants only commercial property.

Leases are for a minimum of 6 months and drawn up by our client. Rent of £400pcm (£4,800pa).

## VIEWINGS/FURTHER INFORMATION

For viewings/further information, please contact James Reynolds at [james@stephensons4property.co.uk](mailto:james@stephensons4property.co.uk)

Hanover House , Market Place , Easingwold, YO61 3AD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 193 SQ FT / 17.89 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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