




136 Long Street Easingwold
Easingwold, YO61 3JA
£170,000

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A CHARACTERFUL AND VERSATILE COMMERCIAL PROPERTY WHICH PRESENTS AN EXCELLENT OPPORTUNITY FOR INVESTORS OR THOSE SEEKING TO ESTABLISH THEIR OWN BUSINESS IN A HIGHLY VISIBLE AND WELL REGARDED LOCATION. FORMERLY A SUCCESSFUL BAKERS NO 136 COMES TO THE MARKET WITH NO ONWARD CHAIN AND IS POSITIONED ON LONG STREET THE MAIN ROAD THROUGH THE HEART OF EASINGWOLD A HIGHLY POPULAR TOWN BETWEEN YORK AND THIRSK. THE PREMISES PROVIDE FLEXIBLE ACCOMMODATION ARRANGED OVER THREE FLOORS, COMBINING COMMERCIAL GROUND FLOOR PREMISES WITH WELL APPOINTED LIVING OR ANCILLARY SPACE/ OFFICE ROOMS

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

With exposed beams and UPVC double glazing

Front Service Area, Preparation/ Kitchen Area

First Floor Landing, Kitchen/ Diner, Bedroom One, White Shower Room

Second Floor, Bedroom Two

Outside - Rear Courtyard

From a PVC part glazed entrance door opens to a FRONT SERVICE AREA with impressive characterful exposed beam and attractive bay window overlooking Long Street. Fitted base units with timber roll top work surfaces and alcove shelving provides practicality while retaining period charm. An archway leads through to;

A rear PREPARATION/KITCHEN AREA, complete with a generous stainless steel sink with double drainer, timber effect worktops, under the stairs storage, and a further PVC door opening to the rear courtyard.

Stairs rise with handrail to the FIRST FLOOR LANDING, where the landing offers a useful airing cupboard housing the hot water cylinder.

KITCHEN/ DINER fitted with grey fronted wall and base units, complimented by work surfaces and a tiled mid range. Below there is space and plumbing for appliances including a washing machine, dishwasher, and low level fridge/freezer. Fitted stainless steel sink with side drainer sits beneath a PVC window looking out to the rear courtyard. Freestanding electric cooker.





BEDROOM ONE overlooks Long Street, enjoying views towards the picturesque St John's Catholic Church and benefits from a shelved and railed storage cupboard.

SHOWER ROOM featuring a corner enclosure, WC, pedestal wash hand basin and frosted PVC window.

A turning staircase leads to the second floor.

BEDROOM TWO which extends the full width of the property and enjoys good head height, benefiting from a rear dormer window and exposed chimney beams and eaves storage.

To the rear of the property, a private courtyard offers a useful area for bins and external storage with outside tap.

TENURE - Freehold.

POSTCODE - YO61 3JA.

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.

SERVICES - Mains water, electricity and drainage, with electric heating, mains gas supply capped.

AGENTS NOTE - This is a commercial property of which has the following associated classes - A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

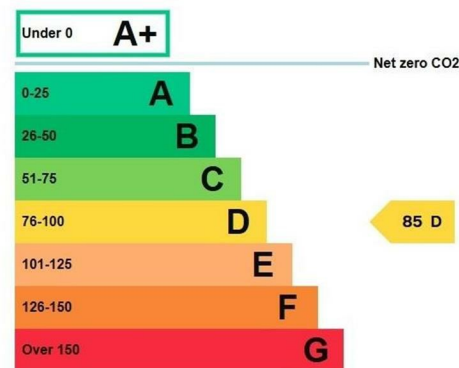
DIRECTIONS- From our central Easingwold office, turn left onto Long Street and proceed for some distance, whereupon No. 136 is positioned on the left hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com.

AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



FLOOR PLAN

Ground Floor
347 sq.ft. (32.2 sq.m.) approx.

1st Floor
329 sq.ft. (30.5 sq.m.) approx.

2nd Floor
221 sq.ft. (20.5 sq.m.) approx.

TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Throughout Easingwold &
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GROUP
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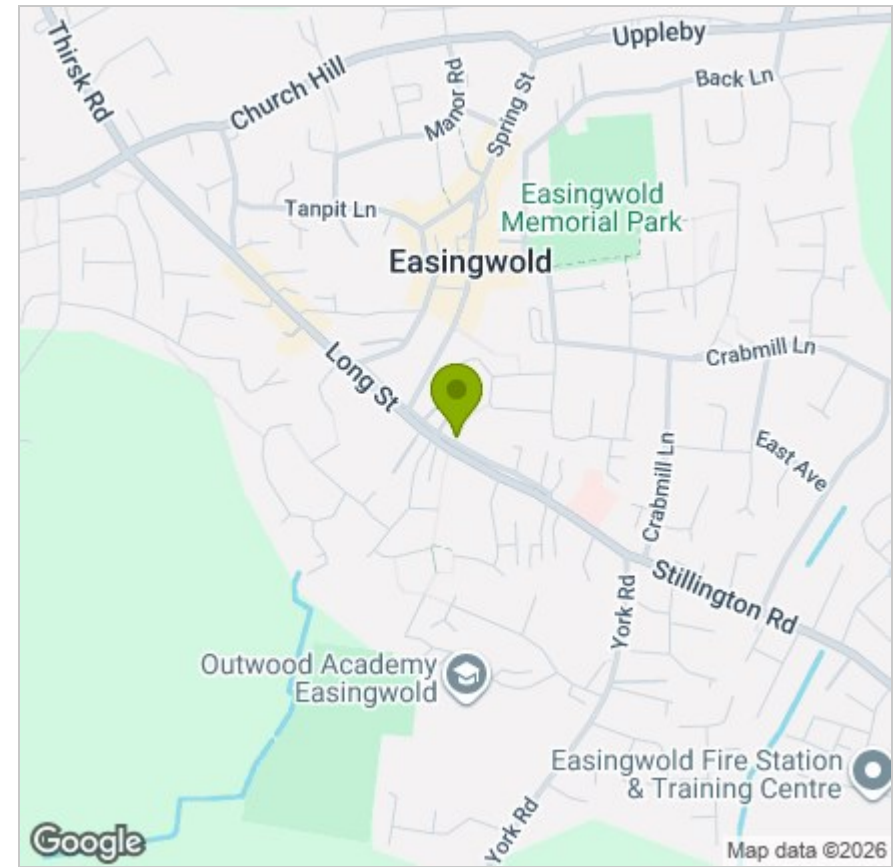
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.