



The Trading House Market Place
Easingwold, YO61 3AA
£25,000 P.A



Nestled in the heart of this ever-popular market town, The Trading House on Market Place is a rare opportunity not to be missed.

Offering over 1,000 square foot of prime retail space to the ground floor, with an additional 522 square feet in storage/office space to the first floor, this property gives any potential tenant the perfect space to make their own.

This prime commercial property briefly comprises a large ground floor area with sales area and toilet facilities with additional store/office space to the first floor. Surrounded by the bustling Market Place square, the property sits within a thriving and well-established community of shops, cafes, restaurants and local businesses. With mains water, electricity and separate toilet facilities, the property boasts an impressive and highly sought after selection of utilities for a potential tenant.

An internal viewing is highly recommended. For further assistance please contact Churchills on 01347 822 800 (option 3) or alternatively Barry Crux on 01904 659 990.

Rateable Value - £20,000. The property was removed from the rating list 1 April 2023, the above figure was the previous rating and therefore is for guidance purposes only will require a new assessment.

Please note VAT is payable on the rent.

Sales Area

1018 square foot

Preparation/Store

155 square foot

Toilets

3 separate cubicles

First Floor Offices

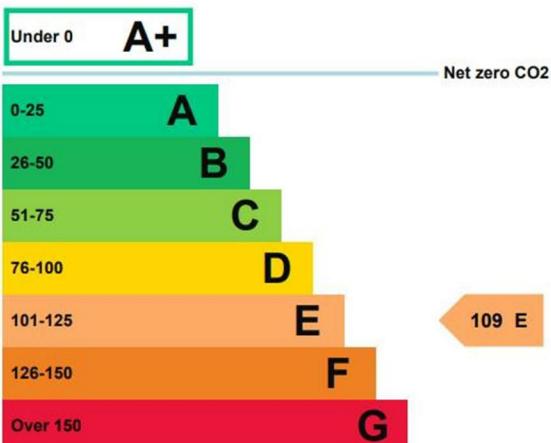




522 square foot



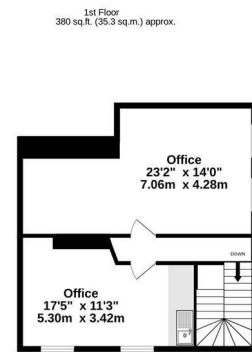
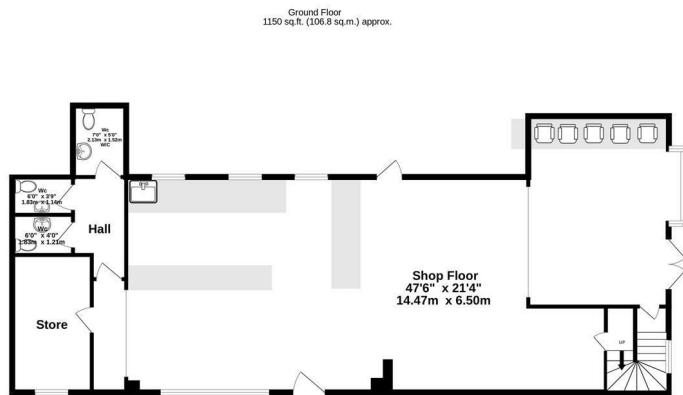
This property's energy rating is E.



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

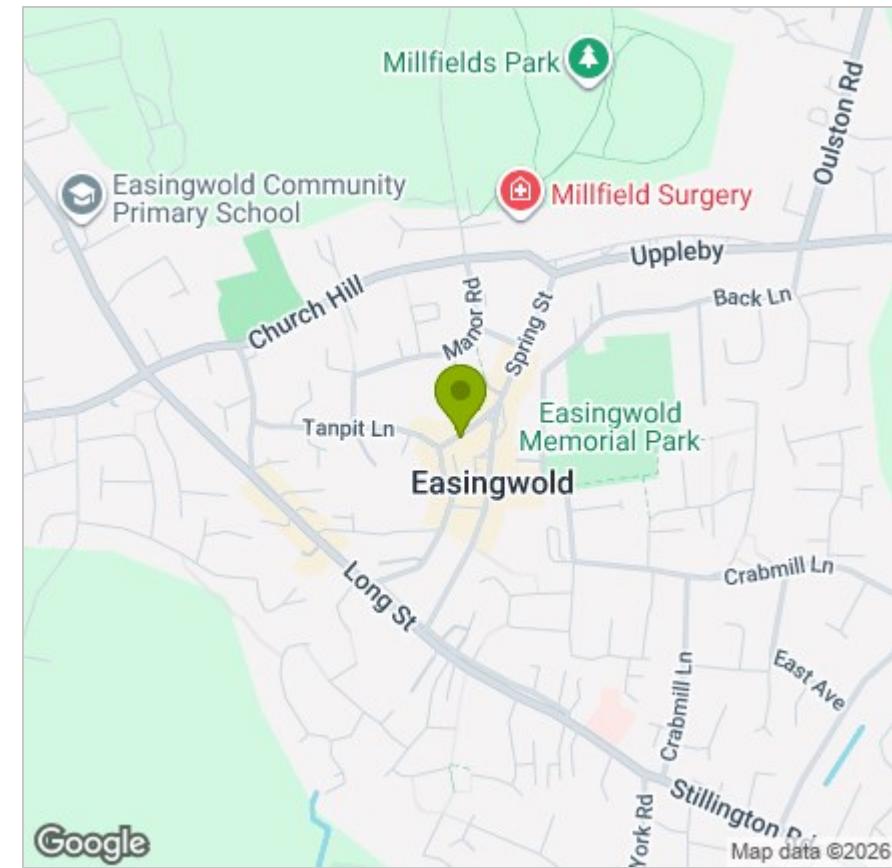
The better the rating and score, the lower your property's carbon emissions are likely to be.

FLOOR PLAN



TOTAL FLOOR AREA: 1530sq.ft. (142.1 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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LOCATION



Google

EPC

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

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.