



21 MARKET PLACE
KIRKBYMOORSIDE, YORK, NORTH YORKSHIRE, YO62 6AA

CUNDALLS
EST 1860

BANK



Cafe



21



MR & MRS
MOORSIDE STORE
We Specialise in buying
Leaking Oilcans
CULINARY DELIGHT
KITCHEN CUPBOARDS

WATERBURY NURSERY



21 MARKET PLACE
KIRKBYMOORSIDE
YORK
NORTH YORKSHIRE
YO62 6AA

YO62 6AA Kirkbymoorside 0.1 miles, Helmsley 6 miles, Pickering 7.5 miles, Malton 13 miles, Scarborough 25 miles, York 27 miles, (All distances approximate)

WELL-POSITIONED, FLEXIBLE, COMMERCIAL UNIT SET WITHIN THE HEART OF KIRKBYMOORSIDE

- Attractive and characterful retail space extending to approximately 226.sq.ft.
- Flexible accommodation suitable for a range of uses
- Excellently situated within the heart of Kirkbymoorside town center
- Well-presented with on-street parking immediately to the front of the property.
- W.C Facilities
- Available to let as a whole on a 2 year term
- Small businesses rates relief would likely apply (SBRR)

**TO LET AS A WHOLE
BY PRIVATE TREATY**

**GUIDE PRICE: £6,000 per annum
£500 per calendar month**

DESCRIPTION / BACKGROUND

21 Market Place, Kirkbymoorside comprises an attractive and well-positioned ground floor commercial premises, occupying a prominent trading position within the centre of Kirkbymoorside. The property benefits from direct access from the Market Place and offers flexible accommodation suitable for a variety of commercial uses, subject to any necessary consents.

The accommodation is arranged principally as an open-plan retail / salon / office space, extending to approximately 226 sq. ft. / 21.03 sq. m in total. The main area is well presented and provides a practical, easily adaptable space with good frontage and visibility onto the Market Place. The property has most recently been used as a hair / beauty salon, with fitted stations, reception area and wash facilities, but would lend itself to a range of alternative retail, office, treatment room or professional service uses.

To the rear of the main accommodation there is a compact kitchenette and WC facility, providing useful staff and customer facilities. The property is neatly arranged and provides a self-contained commercial unit in a highly accessible town centre location.

Occupying a central position within the heart of Kirkbymoorside, 21 Market Place provides an excellent opportunity to lease a manageable and well-presented premises, likely to appeal to small businesses, start-ups, beauty / wellness operators, professional occupiers or those seeking a compact retail presence within the town.

The Accommodation is as follows:

Main Retail / Salon Area:

20'7" x 11'0"

6.28m x 3.35m

A well-presented open-plan commercial space with frontage onto the Market Place, currently fitted and arranged as a salon, with scope for alternative retail, office or treatment room use.

Kitchen:

6'7" x 5'6"

2.01m x 1.68m

Compact kitchen / staff area with sink and associated facilities.

WC:

4'0" x 2'9"

1.22m x 0.85m

WC facility located to the rear of the premises.

Approximate Floor Area:

226 sq. ft.

21.03 sq. m.

LOCATION

Kirkbymoorside is an attractive and thriving market town situated at the foot of the North York Moors National Park, midway between Helmsley and Pickering on the A170. The town serves as an important local service centre for a wide rural catchment, drawing regular trade from surrounding villages including Gillamoor, Fadmoor, Hutton-le-Hole, Wombleton, and Nawton, as well as from the many visitors who pass through the area en-route to the coast or the Moors.

Occupying a prime trading position in the very heart of the town, 21 Market Place is surrounded by a number of established local businesses including cafés, boutique retailers, and professional offices. The Market Place provides excellent footfall and on-street parking, with nearby public car parks adding further convenience for customers and staff alike.

Kirkbymoorside benefits from strong local support and a growing visitor economy, with nearby attractions such as the North York Moors Steam Railway, Dalby Forest, and Castle Howard ensuring consistent footfall throughout the year.

The town is easily accessible from surrounding centres, being approximately 7 miles west of Pickering, 6 miles east of Helmsley, 13 miles north of Malton, and around 25 miles north of York, with good road connections via the A170 and A169. Regular bus services link the town to neighbouring settlements, and mainline rail connections are available at Malton providing direct access to York and the wider national network.



PROPOSED TERMS

Terms are agreeable by negotiation but please see below proposed terms:

Term – 2 Years

Rent – £6,000 per annum

Rent Review – None

Break Clause – None

Demise – 21 Market Place, Kirkbymoorside

Repairing Obligations – Internal repair and decoration

Insurance – Landlord to insure and tenant to reimburse. Tenant responsible for contents insurance

Commencement Date – July

Alienation – Prohibited

Landlord and Tenant Act – To be contracted out of the Landlord and Tenant Act 1954

METHOD OF LETTING

The property is being offered for let. If you have queries on the letting of the property then please contact: Stephen Dale – Sunley BSc (Hons) on 01653 697820 or stephen.dale-sunley@cundalls.co.uk

The Agents reserve the right to proceed letting proceedings in any manner and interested parties for the property are requested to register the letting agents, in order to be kept informed of how the letting will be concluded.



GENERAL INFORMATION

Services: Mains electric, gas, water & drainage.
Planning: North Yorkshire Council (Formerly Ryedale District Council)
Telephone: 01653 600666

Rates: Rateable Value of £5,000 - SBRR would likely apply
Viewing: By appointment only please call the Malton office on telephone
01653 697820

Guide Rent: £6,000 per annum
Postcode: YO62 6AA

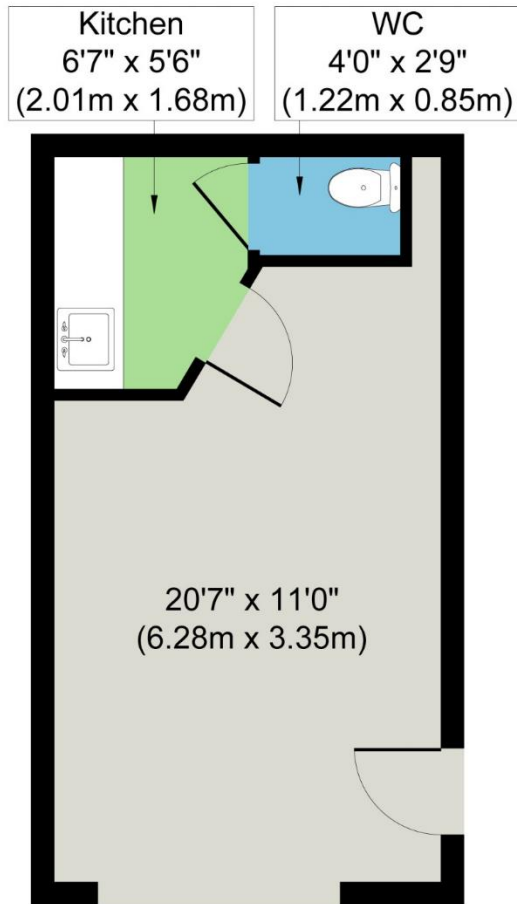
NOTICE:

Details prepared May 2026.

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Agents employment has the authority to make or give any representation or warranty in respect of the property.

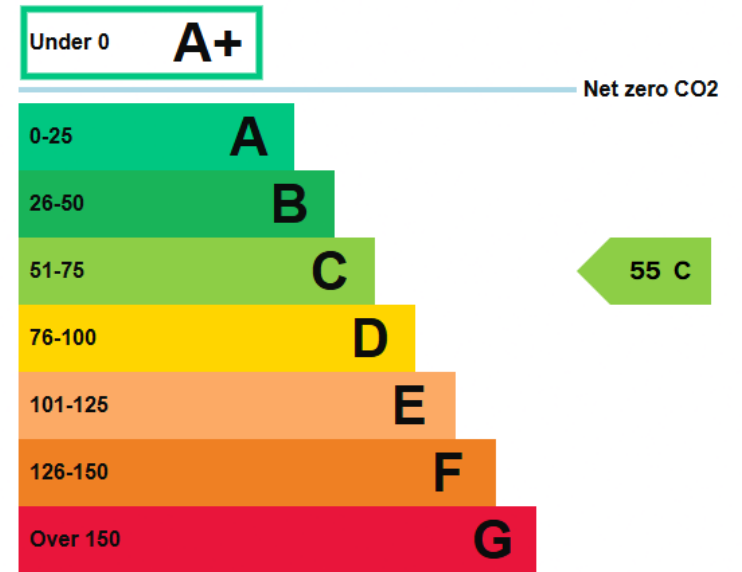


FLOORPLAN



Approximate Floor Area
226 sq. ft
(21.03 sq. m)

ENERGY PERFORMANCE CERTIFICATE



PROFESSIONALS IN PROPERTY SINCE 1860

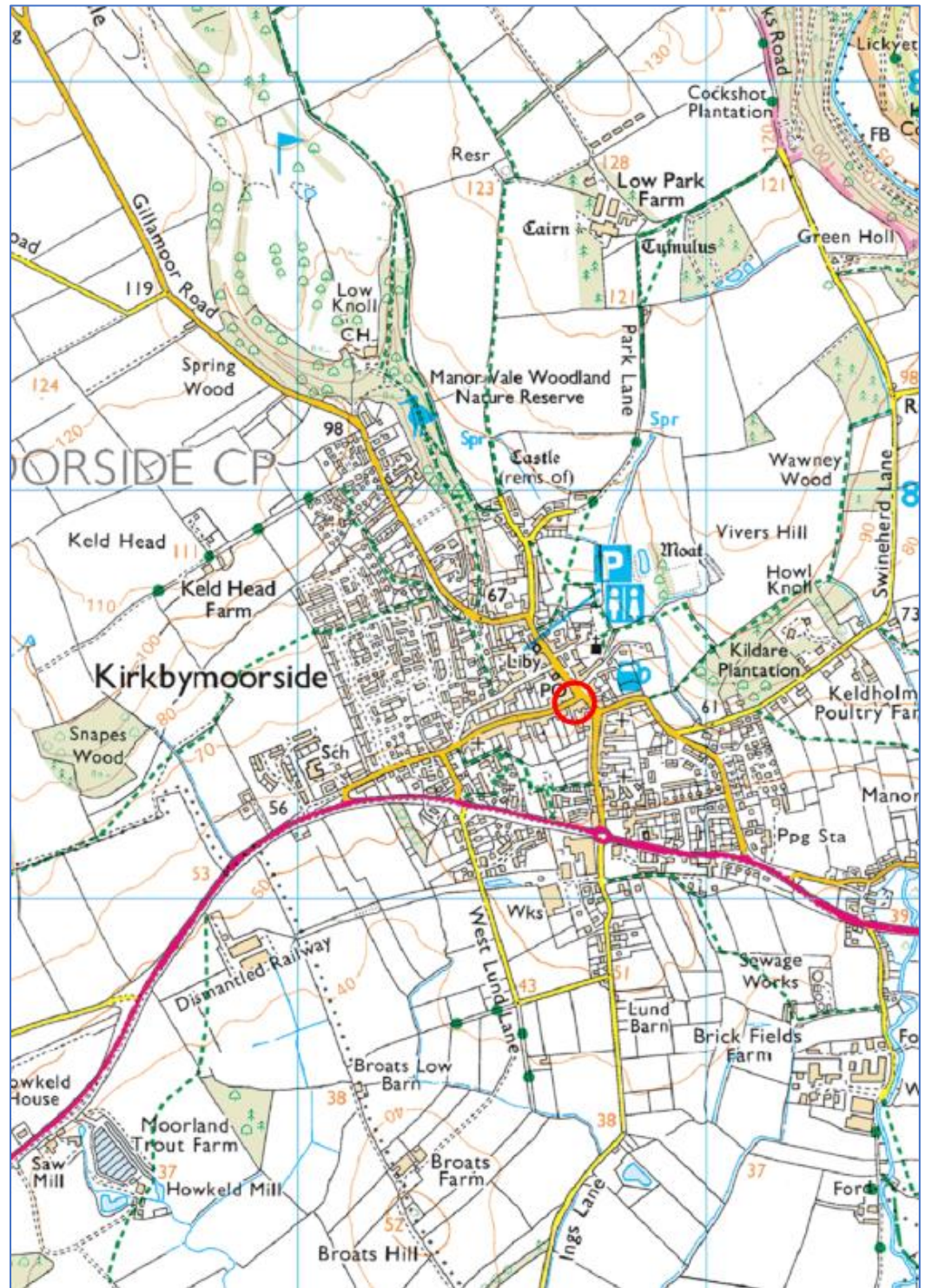
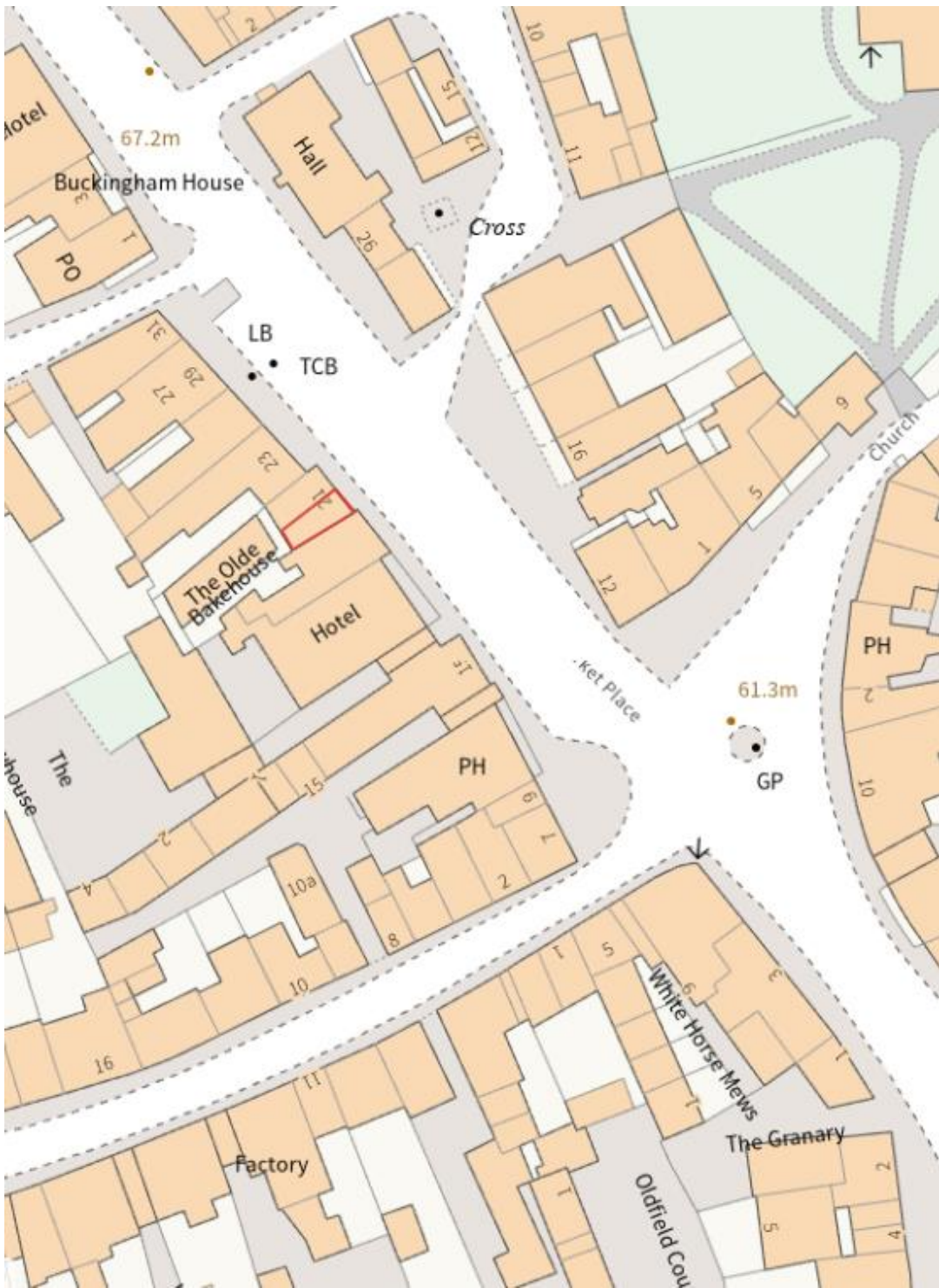


15 Market Place, Malton, North Yorkshire, YO17 7LP
 Tel: 01653 697820 Fax: 01653 698305
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
 Tel: 01439 772000 Fax: 01439 772111
 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
 Tel: 01751 472766 Fax: 01751 472992
 Email: pickering@cundalls.co.uk







CUNDALLS
EST 1860

21

