



**HUNTERS®**

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A rare opportunity to acquire a mixed-use commercial property located in the heart of Easingwold town centre. The ground floor is currently let to an established osteopathy practice, while the first-floor apartment is tenanted under an Assured Shorthold Tenancy, offering immediate rental income. EPC Rating: D

For further details or to arrange a viewing, please contact us on 01347 823535.

## Ground Floor – Commercial

The ground floor comprises a commercial space, currently occupied by an osteopath. Entry is via the front door into the main office area, which provides access to a treatment room, kitchen, and cloakroom. The office and treatment room both feature wall-mounted electric heaters and single-glazed, front-facing windows.

The kitchen includes base units, a stainless steel sink with mixer tap, and a ceiling window to the rear. The cloakroom has a wash basin and leads through to a separate WC.

## First Floor - Residential Flat

The flat is accessed from the rear of the building via a private entrance. A ground-floor lobby houses space and plumbing for a washing machine, along with a heated towel rail. Stairs lead up to the first-floor accommodation.

The landing provides access to the open-plan kitchen/living room, a double bedroom, and a bathroom. The kitchen is fitted with a range of wall and base units, a worktop, stainless steel sink with mixer tap, and integrated electric hob, oven, and grill. There is space for a fridge freezer. The living area is compact yet functional, with room for a small dining table and lounge furniture, and currently includes a bed. A front-facing window and central heating radiator complete the space.

The double bedroom also has a front-facing window and central heating radiator.

The bathroom is fitted with a panelled bath with shower over and glass screen, a pedestal wash basin, toilet, heated towel rail, and a window to the rear elevation.

## Current Tenancy Information

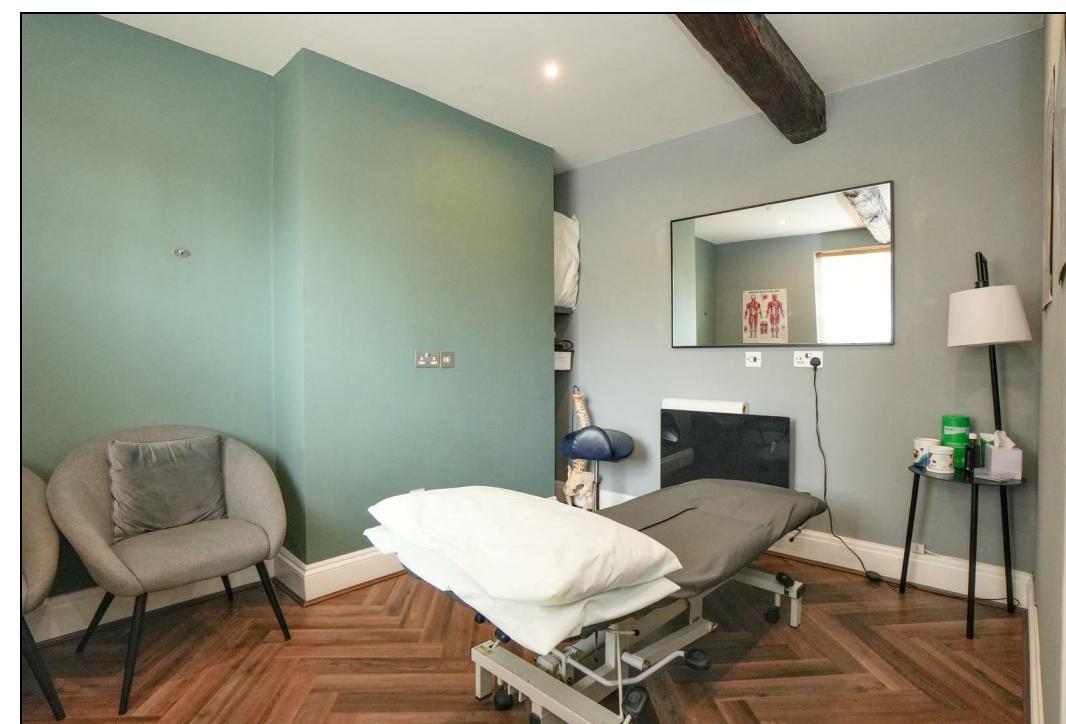
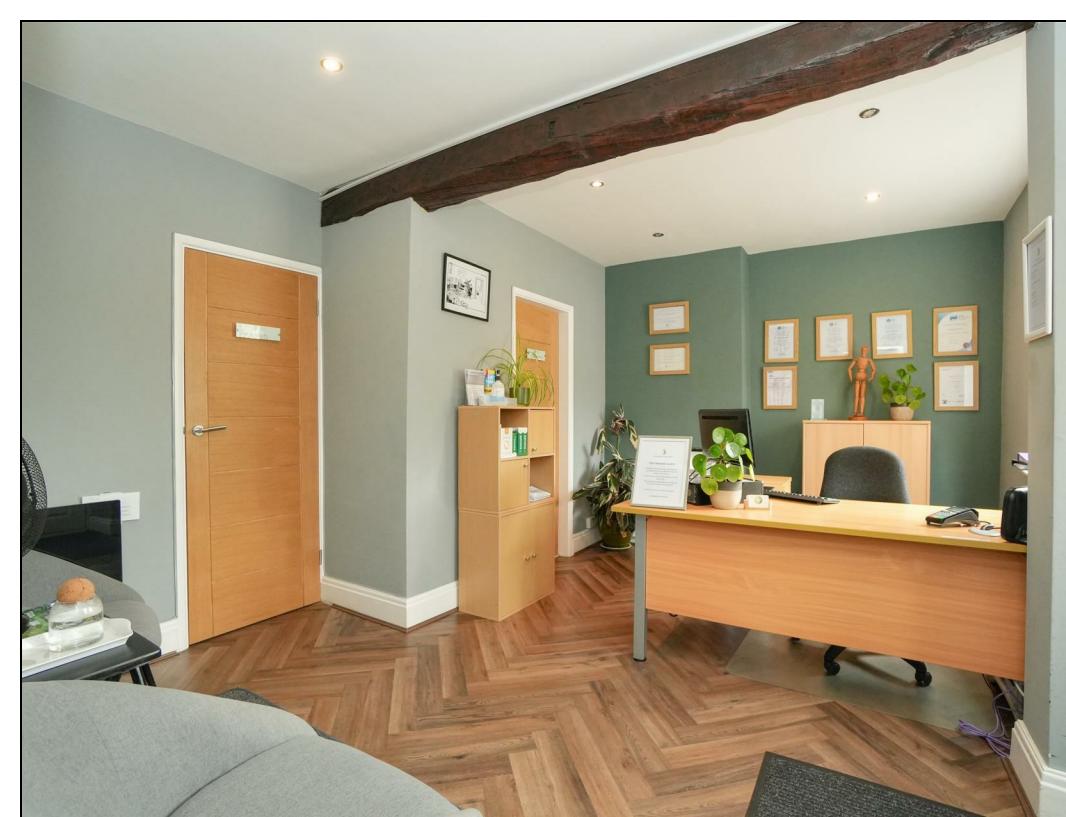
We have been informed that the ground floor is currently leased until March 2029, with an annual rent of £7,500. Please note that there is no break clause in this agreement. Additionally, first floor flat is currently rented out at £700 per month.

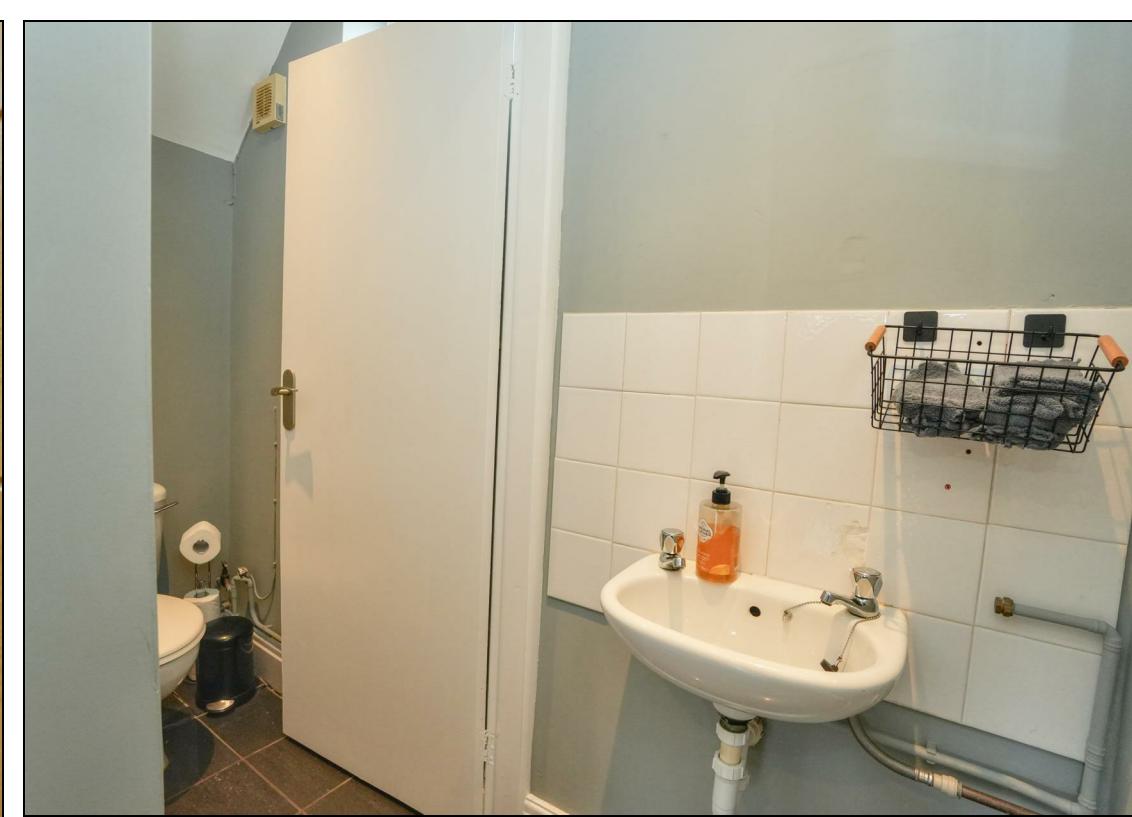
## Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer.

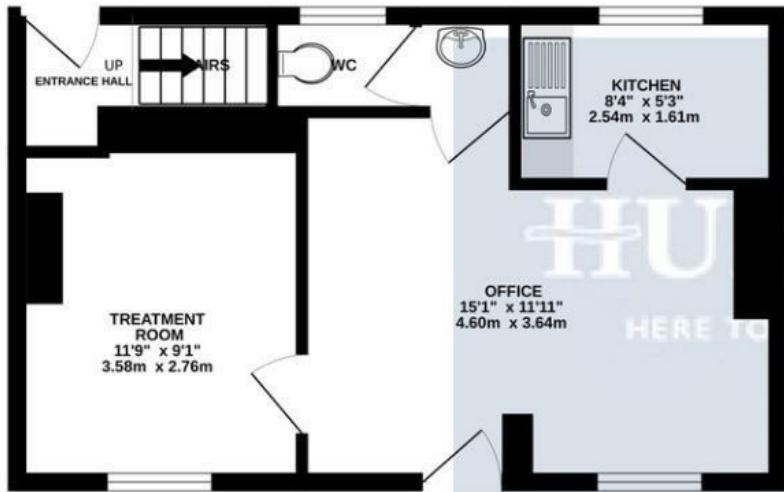
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



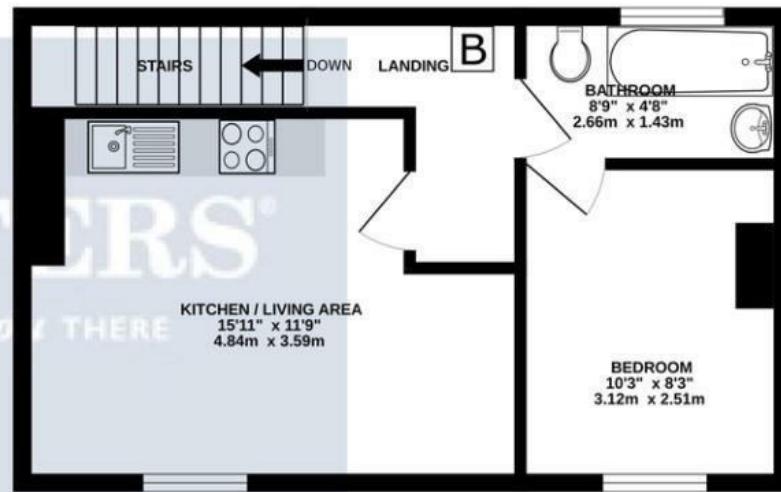




GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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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Market Place, Easingwold, York, YO61 3AD | 01347 823535  
easingwold@hunters.com | www.hunters.com

