Room 8, Market Place YO61 3AD

£300 Per Month

Stephensons
commercial

Office - First Floor Front Room. 15 m2 161 sq ft. Located within the heart of Easingwold. Free parking available within the locality. Heating, electricity and water rates included.

Imagery Disclaimer: Some photographs and videos within these sale particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.

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.

Please note that the internal photographs show the adjacent Room 7. The internal specification of Room 8 is very similar to Room 7.

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.

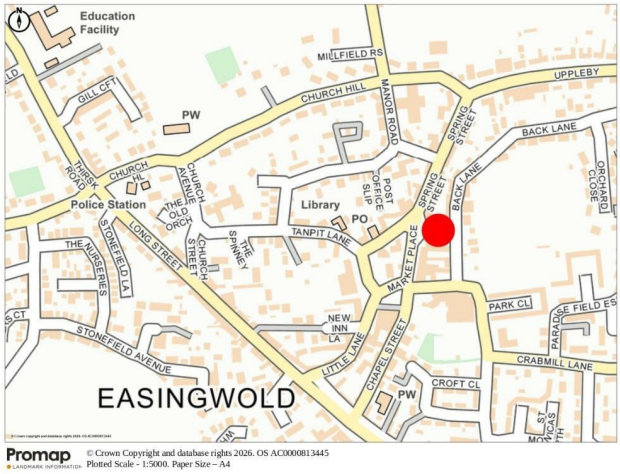
Tenants are responsible for providing furniture, internet/telephone costs and business rates. Please note that no business rates should be payable under the current regime if it is the tenants only commercial property.

Leases are for a minimum of 6 months and drawn up by our client.
Rent of £300pcm (£3,600pa).

VIEWINGS/FURTHER INFORMATION
For viewings/further information, please contact James Reynolds at james@stephensons4property.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.



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