

TO LET

THE TRADING HOUSE

MARKET PLACE, EASINGWOLD, EASINGWOLD, YO61 3AA

**BARRY
CRUX** & COMPANY
CHARTERED SURVEYORS
VALUERS, PROPERTY CONSULTANTS & AGENTS

Rent - £25,000 per annum

RETAIL

1,530 sq.ft. (142.14 sq.m.)

Property Features

- Central location in the popular Market Place of Easingwold, a growing North Yorkshire town popular with families.
- This charming property occupies a prominent position with a wide frontage.
- Benefiting from Class E use, which is suitable for Retail, Office, Financial Services, Medical, Research, Cafe, Dentists, Vets and Estate agency
- Providing a total NIA of 142.14 SqM (1,530 SqFt) over 2 floors.



Enquiries

Barry Crux & Company
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admin@barrycrux.co.uk

Churchills
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Location

The property is located in Easingwold town centre next to the post office on Market Place where most of the activity in the town is centred. It is a busy and thriving setting with shoppers and visitors to the various retail shops, cafes, restaurants and pubs in the centre. The town has seen more than a 60% increase in dwellings over the last 15 years and has become a popular location for family living and working in the surrounding area. As a result, Easingwold has developed into an important centre with potential to develop additional services and facilities for the affluent local population of circa 10,500 and has become one of the best places to live in Yorkshire, which is located 12 miles from York. Easingwold has a rich history of long established businesses including GH Smith & Sons, Charles Hobsons, Clark's Bakers, Thomas the Baker, Stephenson & Sons and Hunters Estate Agents.

Description

The property comprises a corner building with a sales area and toilet facilities to the ground floor and office/storage space to the first floor. It has most recently been used as a coffee shop but could suit a number of other business occupiers under Class E for retail, office, financial services, research, café and food retail, dentists, vets and estate agency. The opportunity to acquire premises in the town centre is rare and this property provides a great base in which to establish business within the town.

Accommodation

The following floors have been measured in accordance with the prevailing RICS Code of Measuring Practice.

	sq.ft.	sq.m.
Ground Floor - Sales Area	1,034	96.06
Ground Floor - Preparation / Store	116	10.78
First Floor - Store & Office	380	35.3

EPC Rating

An Energy Performance Certificate has been produced with a rating of E 109.

Services

We believe that mains water, electric and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Local Authority

Hambleton

Business Rates - 2024/25

RATEABLE VALUE	RATES PAYABLE
£20,000	

This property was removed from the rating list on 1 April 2023, the above figure was the previous rating and therefore is for guidance purposes only will require a new assessment.

Terms

Property is available by way of a new full repairing and insuring lease at a rent of £25,000 per annum, on terms to be agreed. VAT is payable on the rent.

