



Former Ticket Office & Premises, Kirkham Priory | York

An excellent opportunity to rent retail premises within the historic grounds of Kirkham Abbey. The property is superbly positioned in the heart of this delightful village and ideal for a seasonal letting arrangement. The ruins of an Augustinian priory dates back to the 1120's with the gatehouse decorated with the heraldry of the lords of Helmsley Castle, which is protected by the English Heritage.

The premises includes off-street parking and an external seating area.

The licence arrangement includes the ground floor retail accommodation, with the terms for the new arrangement to be negotiated. Kirkham Abbey is a popular, scenic location nestled on the banks of the River Derwent in North Yorkshire, and is central to a range of circular walks and tourist attractions ensuring this is a constantly busy site.



£350 PCM

Former Ticket Office & Premises Kirkham Priory | York



ACCOMMODATION

SHOP/RETAIL AREA

28'1" x 13'8" (8.56m x 4.17m)

Entrance door to front, side aspect window, , display cabinet, office section with seating area.

STAFF WC

6'9" x 4'1" (2.06m x 1.24m)

Wash hand basin and wc.

OUTSIDE

The property is accessed via the archway entrance to Kirkham Priory.

SERVICES

We understand the property is connected to mains electricity, water, and drainage supplies. No heating.

VIEWING

Strictly by appointment with the Agents.

BUSINESS RATES

According to the Valuation Office Agency website, Kirkham Priory, Kirkham Abbey is registered for business rates described as Historic monument and premises with a current rateable value of £750.

Prospective tenants are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131. Rates payable by English Heritage.



Former Ticket Office & Premises, Kirkham Priory | York

VIEWING

Strictly by appointment with the Agents.

RATEABLE VALUE

Current rateable value of £750

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801