



58 Long Street Easingwold  
York, YO61 3HT  
**£650 Per Month**



This fabulous commercial unit has just become available in the ever popular location of Long Street, Easingwold.

As you enter, you are greeted by a spacious reception room including a handy storage cupboard, perfect for a working studio/ office or shop.

To the rear, is a kitchen area, and plenty of further storage space

EPC Rating D  
Rateable value from April 2023 to present = £6,300

Viewing is advised. Please contact us on 01904 622744 (Option 3) to discuss this.

SITUATED IN THE HEART OF THE WELL REGARDED MARKET TOWN OF EASINGWOLD, EQUIDISTANT FROM YORK AND THIRSK WITH EXCELLENT ACCESS TO THE A19. EASINGWOLD HAS A GOOD MIX OF RETAIL SHOPS, PUBLIC HOUSES AND CAFES.

58 LONG STREET LENDS ITSELF FOR SEVERAL BUSINESS OPPORTUNITIES INCLUDING RETAIL, HEALTH AND BEAUTY AND OR OFFICES WITH MAIN ROAD FRONTAGE NESTLED BETWEEN A PUBLIC HOUSE AND FOOD DELIVERY/TAKE AWAY AND FACES AN ESTABLISHED OPTICIAN, HAIR AND BEAUTY SALON AND FASHION BOUTIQUE.

Accommodation: The premises are arranged over the ground floor including back of house facilities with a kitchenette and some storage space. Plumbing for WC facilities.

Rent: £650.00 per calendar month

Tenure: - A new lease is available for a term to be agreed.







**Business Rates:** The premises currently has a rateable value of £6,300. For further details visit [Gov.uk](https://www.gov.uk) or contact the business rates department at the local authority.

**EPC:** Energy Performance Asset Rating Available On Request

**Legal Costs:** Each party to be responsible for their own legal and professional costs incurred in this transaction.

**LOCATION** - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

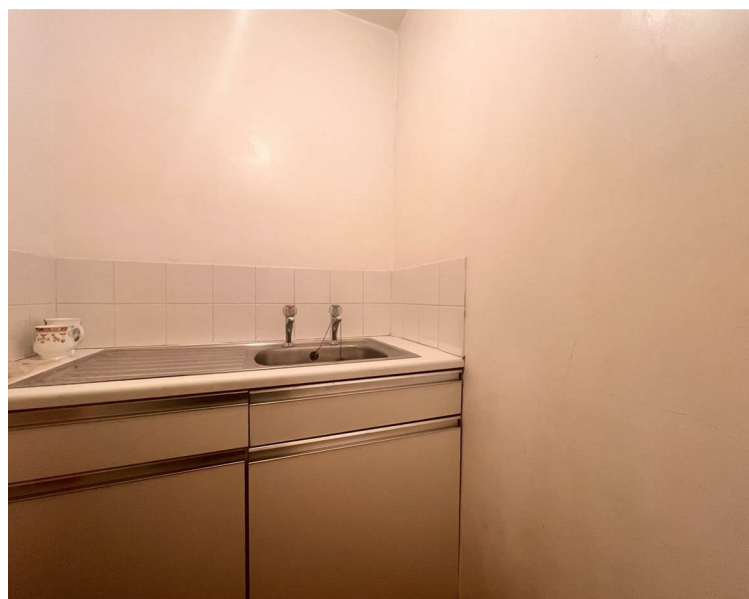
**POSTCODE** – YO61 3HY

**SERVICES** - Mains water, electricity and drainage.

**DIRECTIONS** - From our central Churchills Easingwold office, turn right onto Long Street proceed for a short distance where upon No 58 is on the right-hand side.

**VIEWING** - Strictly by prior appointment with the letting agents, Churchills Tel: 01904 622744 Email: [lettingsadmin@churchillsyork.com](mailto:lettingsadmin@churchillsyork.com).

**\*AGENTS NOTE** - EPC AVAILABLE ON REQUEST





FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 this firms employment has the authority to make or give any representation or warranty in respect of the property.