

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



2 WEST END, KIRKBYMOORSIDE, YO62 6AF

An attractive 'dual use' premises with approx 1,400 sqft of commercial/residential space situated in the heart of this lovely Market town

Main Entrance

Front Sales & Counter Space

Commercial Kitchen

Customer WC

First Floor Kitchen/Diner

Sitting Room

Two Bedrooms

Bedroom Three/Office

Bathroom

No Onward Chain

Lovely Central Location

Gas Central Heating

PRICE GUIDE: £230,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, a chemist (that sells fine wines!), library, doctors surgery, a reputable primary school and 18 hole golf course.

2 West End comprises a Grade II Listed three storey, stone and pantile property situated within a hair's breadth of the main Market Place in Kirkbymoorside. Until recently, a successful well supported cafe business operated from the building (Cafe Williams) but due to retirement, is no longer operating. Here lies an opening for a new owner/occupier to either continue the food & beverage theme or start a brand new enterprise altogether (subject to planning/change of use), having the benefit of independent living accommodation over the first and second floors with a lovely sitting room, good size kitchen/diner, 2/3 bedrooms and bathroom.

General Information

Services: Mains water, electricity and gas are connected to the premises. The property has gas central heating and the gas combi boiler is approx 3 years old.

Rateable Value: The premises has a current rateable value of £3,100

Council Tax: North Yorkshire Council - band A

Commercial EPC Rating: C

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents.

Price Guide: £230,000



Accommodation



Total area: approx. 129.3 sq. metres (1392.1 sq. feet)
2 West End, Kirkbymoorside

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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