

Rounthwaite **R&W** Woodhead



3 COMMERCIAL STREET, NORTON, MALTON, YORKSHIRE, YO17 9HX

Ideal Investment Opportunity - Ground Floor Commercial Unit and 2 x One Bedroom Flats.

**Ground Floor Commercial
Unit**

**Ideal Investment
Opportunity**

**Prominent Position on
Commercial Street**

2x One Bedroom Flats

Double Frontage

Healthy Passing Footfall

GUIDE PRICE £210,000

53 Market Place, Malton, North Yorkshire, YO17 7LX
Tel: 01653 600747 Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Freehold Investment Opportunity- 3 Commercial Street is a mid terraced property benefitting from a double fronted ground floor retail unit with 2 x one bedroom flats above. The building is situated in a prominent position to the south side of Commercial Street, Norton. The premises benefits from a healthy passing footfall, being close to towns amenities and a short walk from Malton Train Station.

The ground floor retail premises is let as to an independent retailer trading as a shop selling vintage items. The prime commercial space extends to approximately 500 sq.ft and to the rear of the trading area there is a useful storage room (280sq.ft) and WC. The 2 x one bedroom flats above are fully let and have a private access to the side elevation to the property.

RENTAL INCOME:

Flat 3A - £7,500 pa

Flat 3B - £7,140 pa

Retail Shop - £6,500 pa

Malton is a popular town with a range of local amenities including schools, shops, eateries and sporting facilities, the town is also renowned for being 'Yorkshires Food Capital' which brings a number of tourists to the Market Town each year. Malton also facilitates a train station with great links to the Intercity service at York and a bus station with regular services East and West. The A64 also passes the town with links to Scarborough and York.

General Information

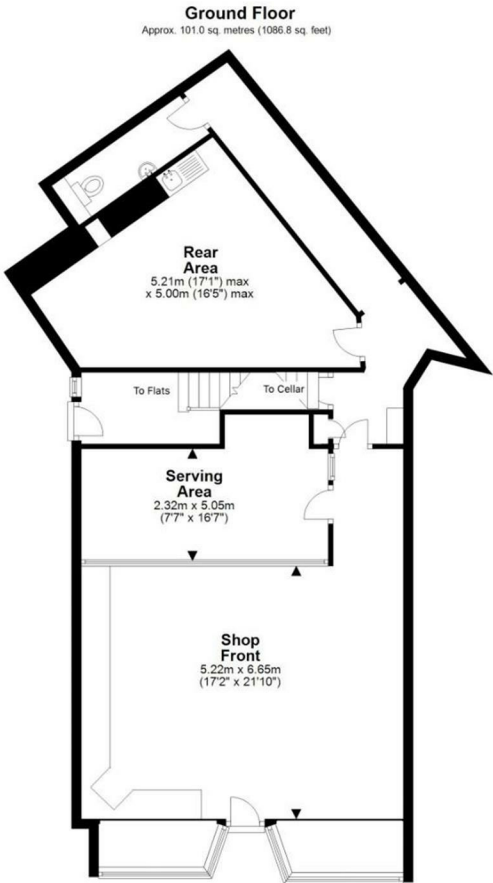
Services: Mains water, electricity and drainage. (flats connected to mains gas)

EPC: Residential Flats: C Commercial Unit: D

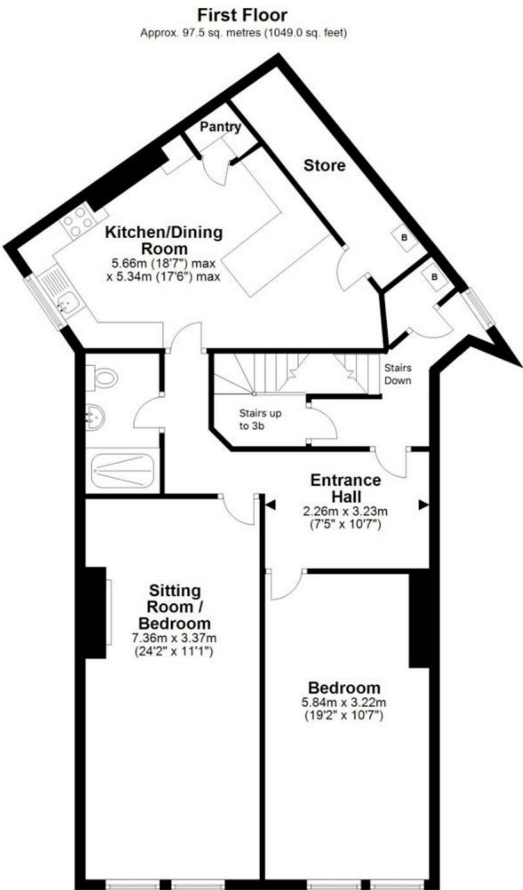
Viewing: Strictly by appointment with the Agents: Rounthwaite & Woodhead, 53 Market Place, Malton, YO17 7LX. Tel: 01653 600 747



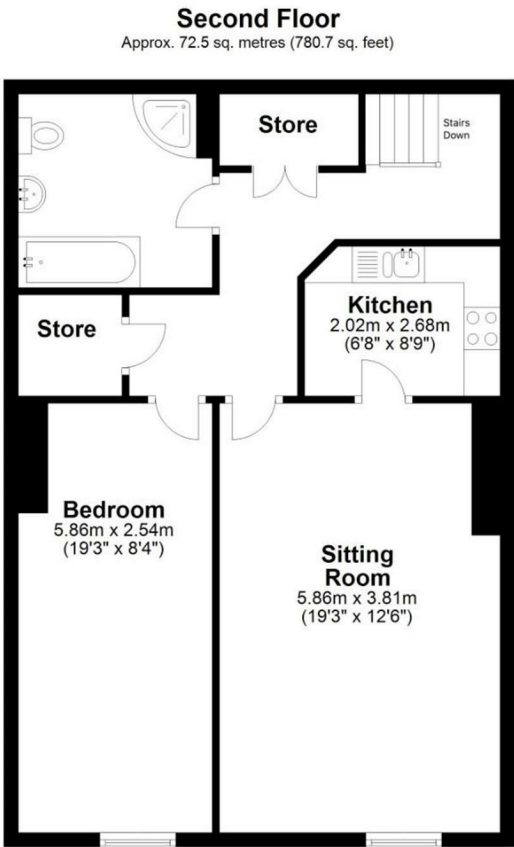
Accommodation



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)
Shop, 3 Commercial Street



Total area: approx. 97.5 sq. metres (1049.0 sq. feet)
3a Commercial Street



Total area: approx. 72.5 sq. metres (780.7 sq. feet)
3b Commercial Street



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Rounthwaite Woodhead

Covering Ryedale through offices in Malton, Pickering and Kibrymoorside

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