

Peter
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ESTATE AGENTS



The Lemon Tree, 8, Piercy End,
Kirkbymoorside, York, YO62 6DF
PRICE GUIDE £435,000

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An opportunity to acquire freehold and residential premises, with flexibility for change of use and reconfiguration, subject to the appropriate consents; business fixtures and fittings available by separate negotiation. In all totalling approx. 2781 sq feet.

Two bedroom maisonette with appealing accommodation with balcony, separate one bedroom flat with kitchen/living area and bathroom, let on a statutory assured shorthold tenancy.

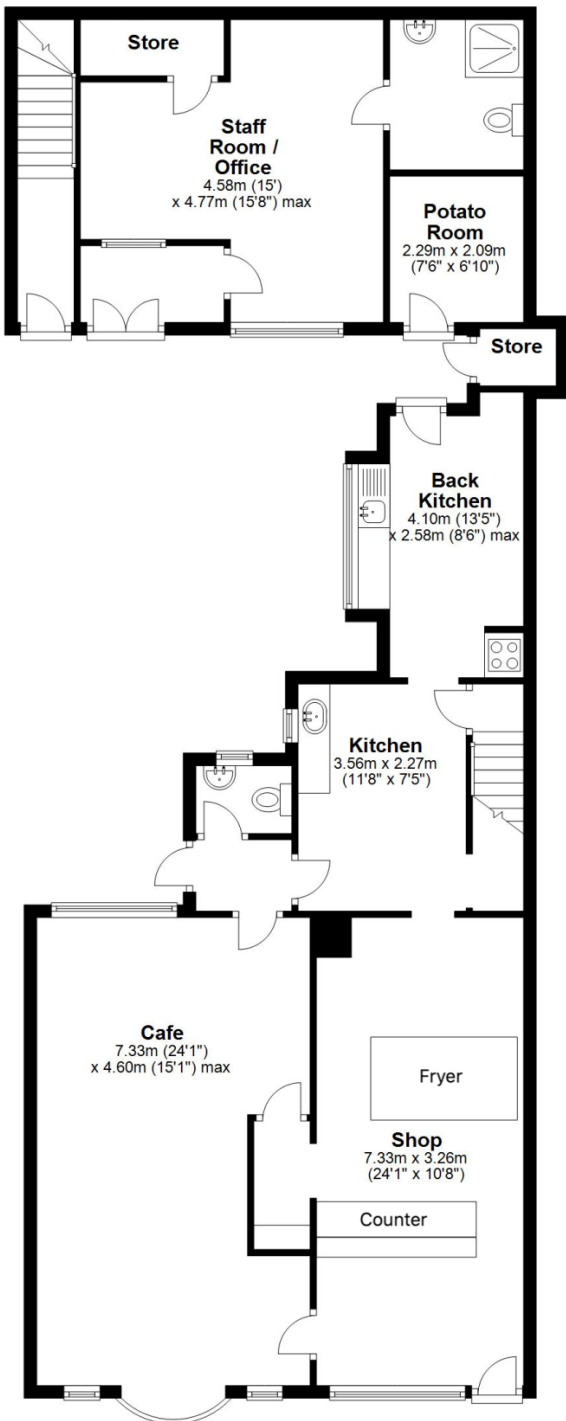
Ground floor comprising currently: Fish and chip shop with restaurant (currently seats 24 diners), rumbling room, office/storage and shower room. First floor: Hall, kitchen/living room, bedroom and bathroom. Sun terrace. Second floor: Study/sitting room, bedroom two. Externally: Courtyard garden.

The premises are located within the Conservation area of this charming ancient market town of Kirkbymoorside, which continues to grow.



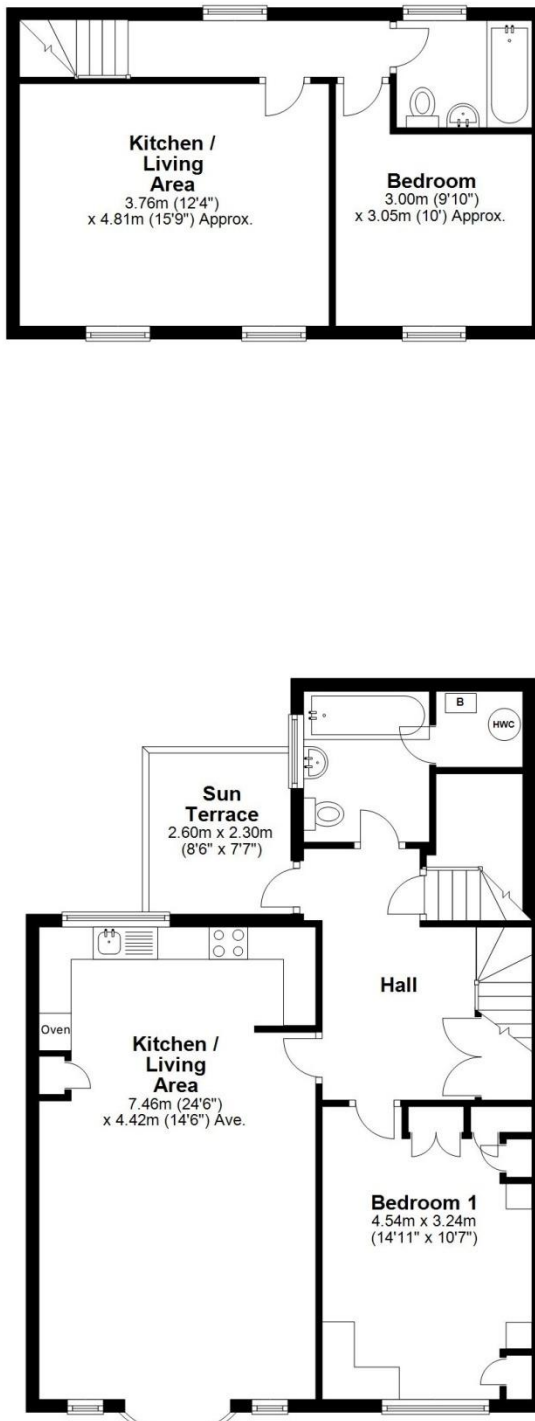
Ground Floor

Approx. 122.0 sq. metres (1313.4 sq. feet)



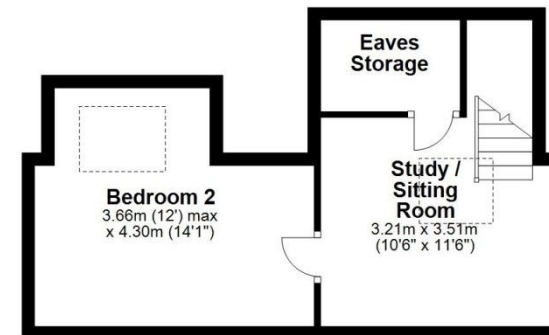
First Floor

Approx. 106.6 sq. metres (1147.6 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 258.4 sq. metres (2781.4 sq. feet)

The Lemon Tree, Kirkbymoorside





Tenure: We understand the premises to be freehold with the exception of the flat which is currently a freehold investment, with a tenant on Statutory Assured Shorthold Tenancy with a calendar monthly rental of £385.

Services: Mains water, electricity, gas and drainage are laid on.

EPC Rating: Band D

Business rates: Current rateable value £6,200. The business is currently subject to small business relief.

Property Tax:

1. Residential premises over the business Band B
2. Separate one bedroom Flat Band B

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents
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