

Peter
illingworth
ESTATE AGENTS

3 Bondgate
Helmsley, York, YO62 5BW

www.peterillingworth.co.uk

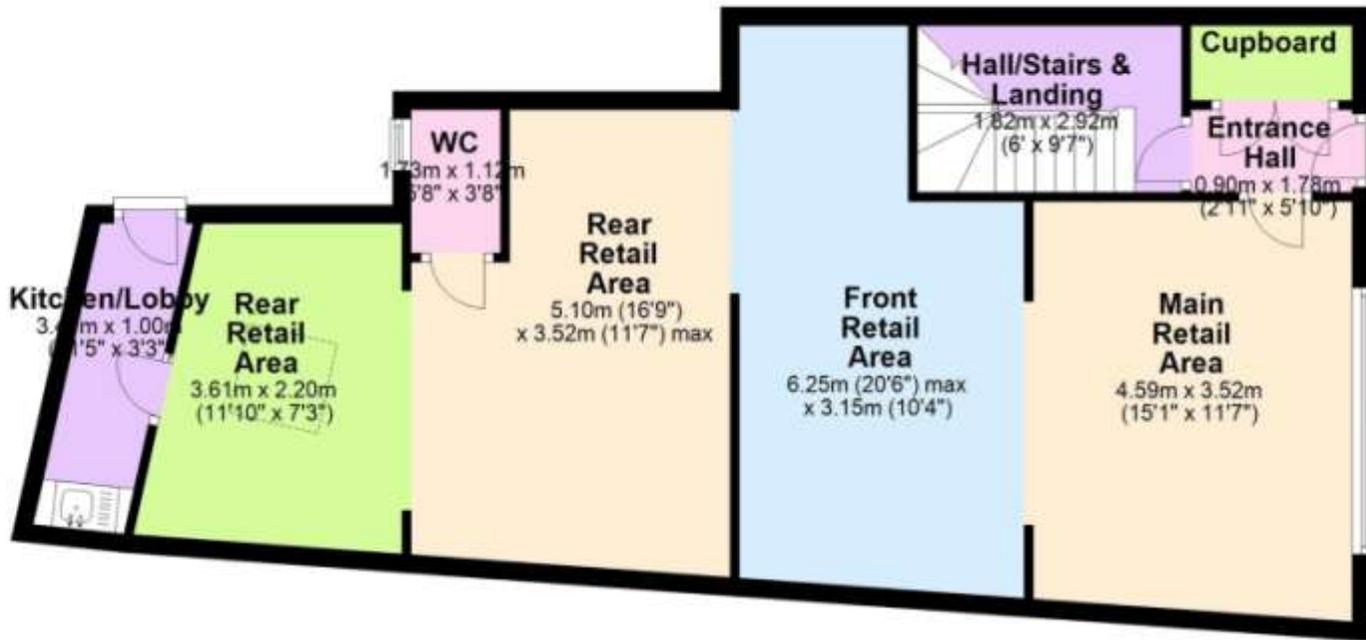
A great opportunity to acquire vacant possession of a freehold retail premises (Usage A1/A2 Retail and Financial/Professional service) with a single storey flat over, in the busy and popular market town of Helmsley, situated to the North East of the Market Place. Previous uses were as a fashion retail business and prior to that a tea room. The retail area has the benefit of security shuttering, fully alarmed, air conditioning, separate gas fired central heating system, cloakroom and kitchen. The retail area is approx 700 sq ft. On the first floor there is a well-appointed, gas fired centrally heated self-contained flat which has been run as a very successful holiday let for many years, comprising galleried landing, sitting room with folding doors through to the Fitted Kitchen/Dining area; double bedroom and house bathroom. The large loft space is ripe for conversion subject to the appropriate consents. Rear enclosed garden, generous car standing area for 2/3 cars with timber double length garage and access through onto Elmslac Close.

Helmsley is a bustling North York Moors market town with visitors coming from all over the world. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

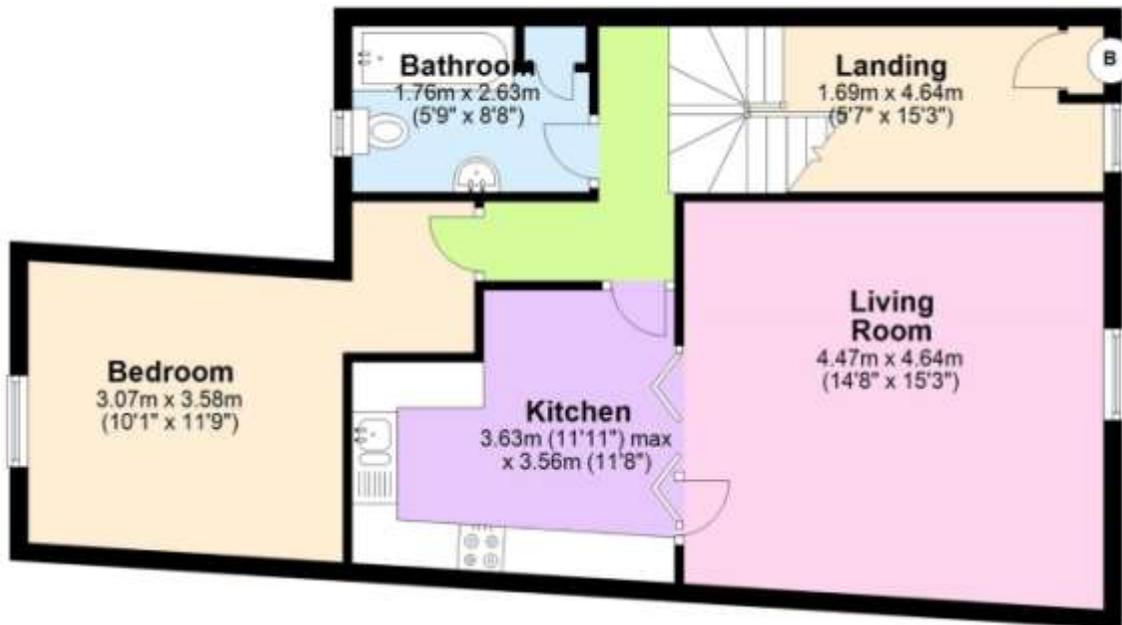
PART EXCHANGE CONSIDERED



Ground Floor



First Floor



PRICE GUIDE
£430,000 to £470,000





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Both have independent gas fired central heating systems.

Energy Performance Rating: Band B

Energy Performance Rating for Flat: Band D

Photography: By Peter Illingworth

Need to sell your own property?

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Need advice on buying through another agent?

Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, Tel: 01751 431107.



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy themselves,

- by inspection or otherwise, as to the correctness of each of them;
 - no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
- It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.