



**41 Market Place, Pickering,
North Yorkshire YO18 7AE**

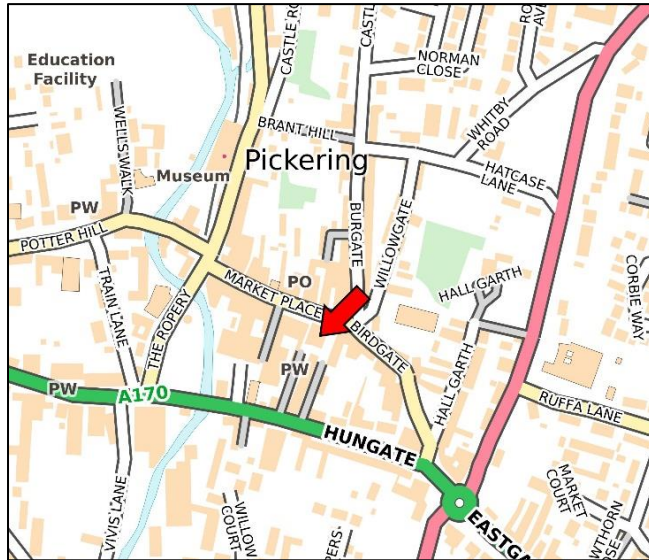
For Sale Former Banking Premises

Suitable for a variety of uses (STC) 268.3 sq m (2,888 sq ft)



Location

Pickering is situated at the junction of the A170, which links Scarborough with Thirsk and the A169 linking Malton and Whitby. Pickering is home to The North Yorkshire Moors Railway which is a heritage railway. The 18-mile (29 km) line is the second-longest heritage line in the United Kingdom and runs across the moors from Pickering via Levisham, Newton Dale and Goathland to Grosmont. It is run by the North York Moors Historical Railway Trust. Pickering sits approximately 26 miles north east of York and approximately 18 miles west of Scarborough.



Description

The property comprises of a semi-detached Grade II Listed building providing accommodation over basement, ground, first and second floors. The early 19th century building comprises of brick and stone block façade with a single storey ground floor modern extension. To the rear the property benefits from ample car parking and access directly to the rear of the property. Internally the property provides multiple cellular rooms and could be used for a variety of uses (subject to planning). The property also benefits from a detached small outbuilding to the rear of the main property which has been previously used as storage accommodation

Summary

- Grade II Listed Building
- Three storey property
- Rare freehold opportunity
- Prominent town centre property
- Ample car parking to the rear
- On-street parking available outside the property
- Alternative uses considered (subject to planning)

Accommodation

The accommodation, measured on a net internal area basis, briefly comprises:

	Sq m	Sq ft
Ground Floor	121.2	1,304
Basement	26.2	67
First Floor	71.1	765
Second Floor	69.8	751
Total	268.3	2,887

Terms

The property is available for sale on the following terms and conditions.

Price

The property is available for sale at offers in excess of £250,000.

VAT

The property is not registered for VAT.

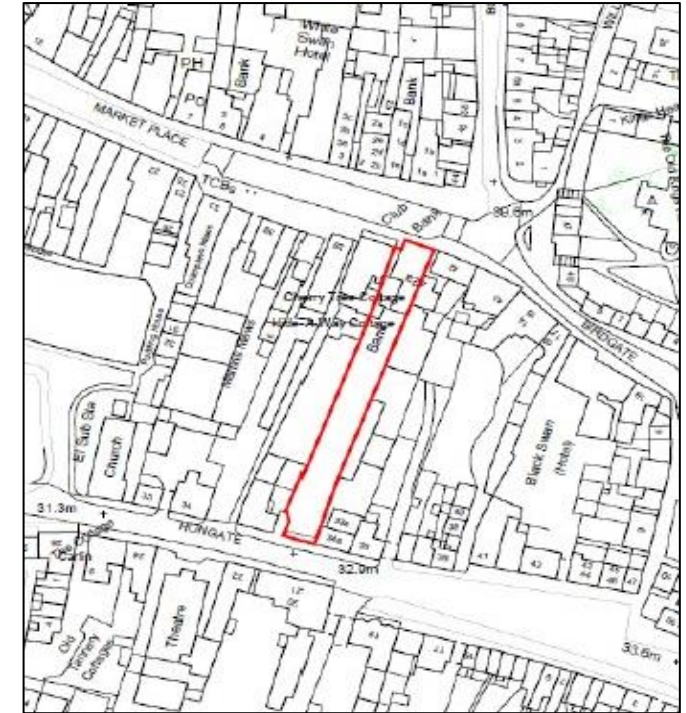
Business Rates

The property is listed on the Valuation Office website with a rateable value of £20,250 per annum. Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority directly.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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Contacts

Matthew Tootell

07525 237325

matthew.tootell@pph-commercial.co.uk



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Independence House, Millfield Lane
Nether Poppleton, York, YO26 6PH
01904 276017 pph-commercial.co.uk

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