



**10 Fishergate
Boroughbridge
Nr. York
YO51 9AL**

For Sale (May Let)

**Retail Unit:
£79,950**

10 Fishergate, Boroughbridge, Nr. York YO51 9AL

Stephensons



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- Close to town centre and main car park
- Should enable the possibility of small business rates relief
- Previously traded successfully as a gift shop and hairdressers
- For sale, but may let

LOCATION

The property is located within the heart of this popular and picturesque market town. It sits within a parade of similar units occupied by Resourceful Living, Craven Homes, Boroughbridge Chiropody and Boroughbridge Tourist Information Centre. The main car park for the town centre is a short walk away.

DESCRIPTION

The property forms an end of terraced retail unit of brick and tile construction. We understand that it has previously traded successfully as both a gift shop and hairdressing salon. It benefits from a timber/glazed shop frontage, with customer entrance door. To the ground floor is an open plan area with built-in counter and window display unit. Beyond this is a substantial staff toilet. A spiral staircase extends to the first floor level which provides good quality storage accommodation. Please note that some of the photographs are historic and were taken when the property was previously occupied. Please note that the floor layout plan was not prepared by ourselves and is not to scale.

ACCOMMODATION

The property extends to approximately 25m² (270 sq ft).

SERVICES

We understand that mains supplies of water, drainage and electricity are connected to the property. The property benefits from some electric heating.

PLANNING

We understand that the property was previously used as a barbers shop. We assume that A1 (retail) use would be looked upon favourably by the local planning authority, although interested parties are advised to make their own enquiries to Harrogate District Council in this regard.

RATES

We understand that the property presently has a rateable value of £1,375. This should enable the possibility of some Small Business Rates Relief.

EPC

The property has an EPC rating of D (95). Please contact the agent for a full copy of the document.

TENURE

Assumed Freehold.

TERMS

The property is available to purchase. The owner may also consider a commercial letting. Please contact the agents for more information in this regard.

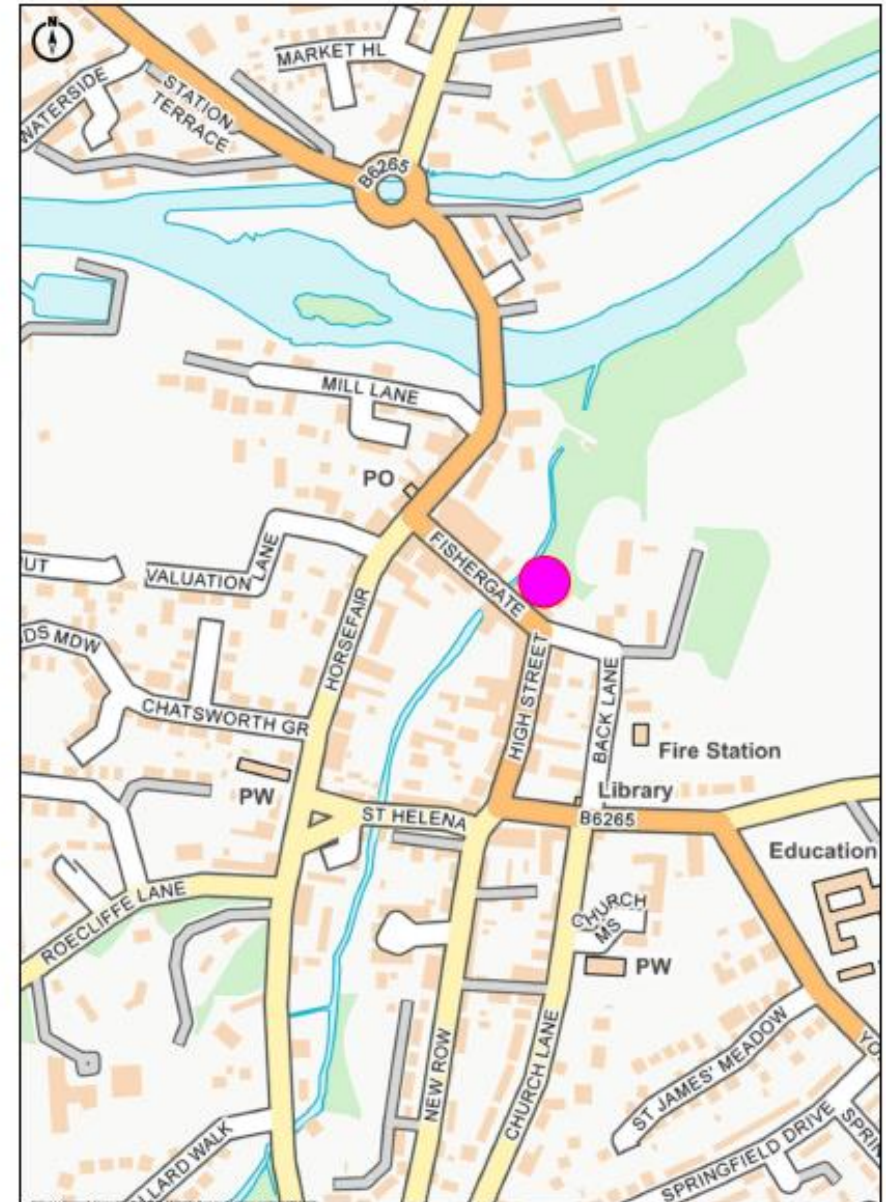
VIEWINGS/FURTHER INFORMATION

Please contact James Reynolds on 07894 697729.

Email: james@stephensons4property.co.uk.



LOCATION PLAN



Promapv2
LANDMARK INFORMATION

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Licence number 100023432
Plotted Scale - 1:5000 Paper Size - A4

Parade



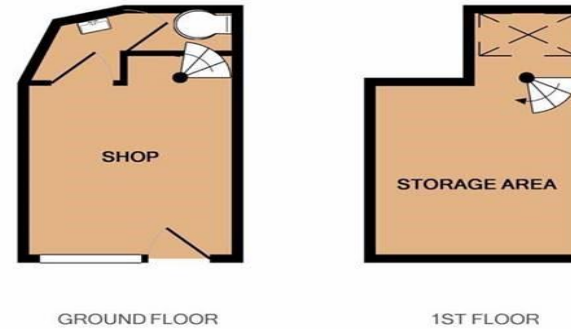
First Floor



Ground Floor



Floor Layout Plan (not to scale)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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York
Knaresborough
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Boroughbridge
Easingwold
York Auction Centre

01904 625533
01423 867700
01757 706707
01423 324324
01347 821145
01904 489731

Partners

JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

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Partnership No: OC404255 (England & Wales)
Registered Office: 10 Colliergate York YO1 8BP

