



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



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.

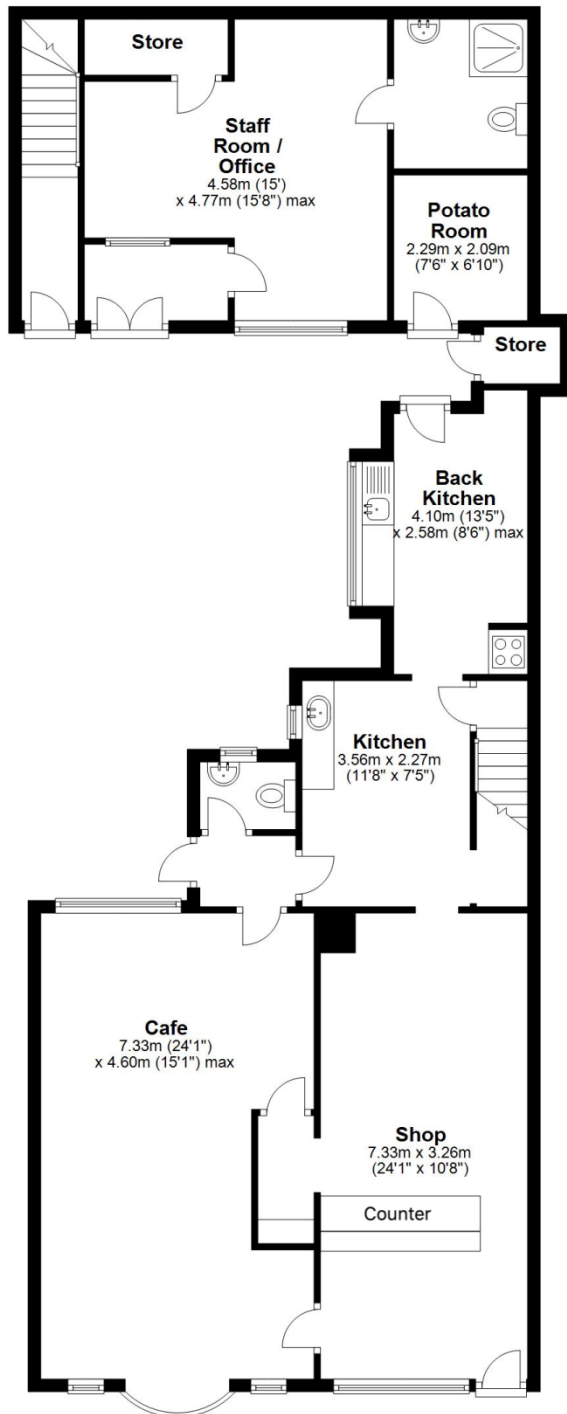
Ground floor comprising currently: Fish and chip shop with restaurant (currently seats 24 diners), rumbling room, office/storage and shower room. First floor: Hall, kitchen/living room, bedroom and bathroom. Sun terrace. Second floor: Study/sitting room, bedroom two. Externally: Courtyard garden.

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



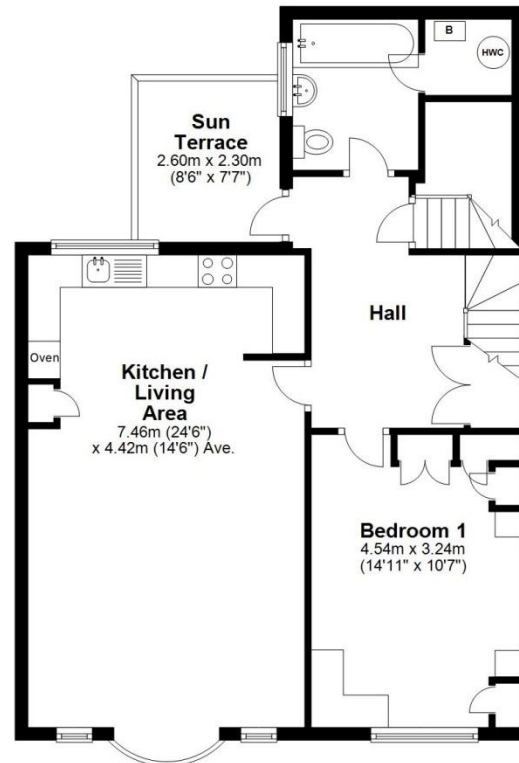
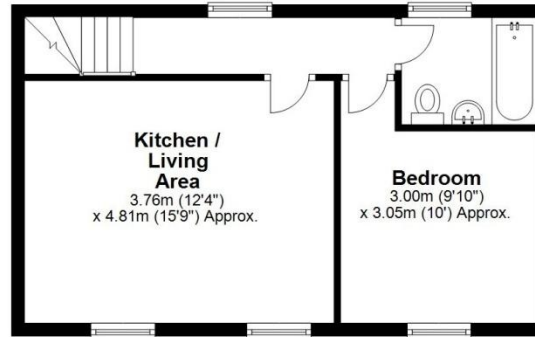
## Ground Floor

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



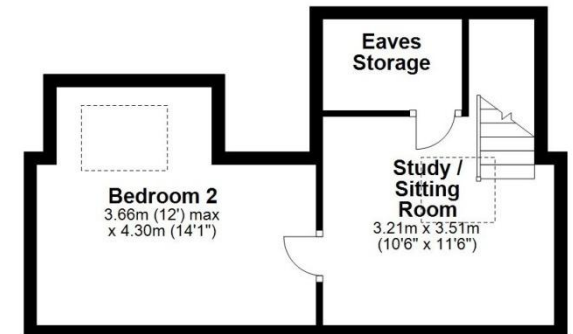
## First Floor

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 Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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