



CLARIDGES – 9 CHURCH STREET
HELMSLEY, NORTH YORKSHIRE, YO62 5AD

CUNDALLS
EST 1860



CLARIDGES **9 CHURCH STREET** **HELMSLEY** **NORTH YORKSHIRE** **YO62 5AD**

Kirkbymoorside 7.2 miles, Malton 8.5 miles, Helmsley 13.0 miles, Scarborough 18.0 miles, York 26.0 miles (All distances approximates)

AN ATTRACTIVE AND WELL-PRESENTED RETAIL PREMISES SITUATED WITHIN THE HEART OF HELMSLEY

“An excellent opportunity to rent an excellently located retail premises, attractively presented and offering flexible accommodation. The unit is located within the Heart of the popular town of Helmsley with superb frontage onto Church Street. There is also the opportunity to purchase the well-established business of Claridges of Helmsley”

- Prominently situated on Church Street, within the heart of Helmsley
- Flexible retail premises lending itself to variety of uses
- Extending to approximately 1,315ft² of accommodation, set over two floors as well as basement level
- Ground floor retail space with further commercial accommodation to the first floor
- Good passing footfall and popular trading area of Helmsley
- No food related uses will be considered
- Claridges of Helmsley Business is also offered for sale by separate negotiation
- Claridges comprises a successful and long-established book store

TO LET BY PRIVATE TREATY
GUIDE RENT: £20,000 per annum

CLARIDGES BUSINESS IS AVAILABLE FOR SALE BY SEPARATE NEGOTIATION

DESCRIPTION / BACKGROUND

The letting of 9 Church Street offers an excellent opportunity to rent an attractive and well-presented commercial property situated in the heart of the popular market town of Helmsley.

The premises has been occupied by Claridges, a successful and long-established bookstore, which has been trading since 1966 (57-years). The business is offered For Sale by separate negotiation and interested parties are invited to view, prior to disclosure of financial details.

The property lends itself to a variety of uses however food uses will not be considered. The accommodation extends over the ground and first floors as well as basement level providing excellent storage or further accommodation.

To the ground floor is approximately 815ft² of retail space with excellent outlook over Church Street and two access points. There is a further 470ft² of retail accommodation to the first floor, together with associated staff and storage facilities.

The property is situated in a popular trading area of the town with good passing footfall.

LOCATION

The property is situated with a prominent frontage onto Church Street, within the heart of the desirable town of Helmsley. The premises is located in a popular trading area of the town with excellent frontage and good passing footfall.

The property is situated within the market town of Helmsley which offers a range of quality services and amenities including range of shops, public houses, restaurants, hoteliers and cafes. The town is a popular tourist hub, home to range of attractions and visitor accommodation.

A wider and fuller range of services are available within the popular market town of Malton which is located approximately 16 miles south which benefits from range of services and amenities including leisure, recreational, educational and health care facilities. The town is well serviced with railway station and road links including the A64 providing access to York, Leeds and the coast.

Further services and amenities can be found in the nearby market towns of Kirkbymoorside and Pickering which are situated within a 18-mile radius.

We enclose a site and location plan of the property.

ACCOMMODATION

The premises extends over two floors as well as basement level. The accommodation extends to over 1,315ft² and comprises:

Ground Floor:

Retail Space: 5.45m x 5.15m

Attractive shop frontage, overlooking Church Street. Well-presented with customer counter and fitted shelving within.

Retail Space: 3.80m x 4.05m

Further retail space with large frontage and outlook onto Church Street. The accommodation is well-presented and benefits from further access point.

Retail Space: 4.45m x 4.05m

Fitted shelving and display units. Flexible accommodation throughout.

Staff Area: 2.50m x 2.70m

Useful staff area located within.

First Floor:

Retail Space: 6.75m x 3.50m

First floor retail space with sash window and attractive outlook. Flexible accommodation suitable for a range of uses.

Retail Space: 5.20m x 4.45m

First floor retail space with sash window and attractive outlook. Flexible accommodation suitable for a range of uses.

W.C. Pedestal sink and low flush W.C.

Additional storage space within.

Basement:

Storage: 4.20m x 5.35m

Further storage space located within the basement. Also suitable for retail space / commercial uses.

The unit offers flexible accommodation, suitable for a range of uses, well serviced and presented to a good standard. Alternate letting configuration will be considered.



LEASE TERMS

The property is being offered To Rent with terms to be agreed between the parties. Proposed terms:

- 5 Years
- Rent: £20,000 per annum
- Internal Repairing Obligations
- 3 Year Break Clause
- 3 Yearly rent review
- Contracted out of 1954 Act

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is let subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. We are not aware of any right of way etc.

BOUNDARIES

The landlord will only let such interest as they have in the boundary / party walls. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE / LETTING

The property is being offered to let by Private Treaty.

For those with queries on the sale or letting of the property then please contact the agents: Edward Wilkinson on 01653 697820 / 07548 225974 or edward.wilkinson@cundalls.co.uk

The Agents reserve the right to proceed sale / letting proceedings in any manner and interested parties for the property are requested to register the selling / letting agents, in order to be kept informed of how the sale / letting will be concluded.

GENERAL INFORMATION

Tenure:	Leasehold
Services:	Mains electric, water & drainage.
EPC Rating:	C-73
Planning:	North York Moors National Park. Telephone: 01439 772700
Rateable Value:	£21,000
Viewing:	Strictly by appointment only please call the Malton office on telephone: 01653 697820
Guide Rent:	£20,000 per annum
Postcode:	YO62 5AD

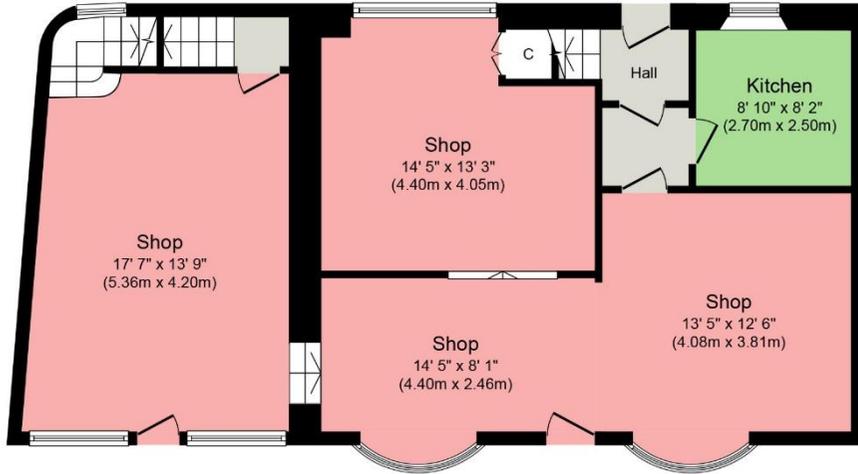
NOTICE:

Details and photographs prepared June 2023

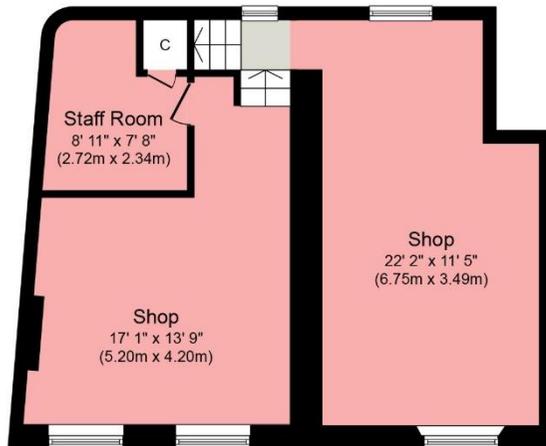
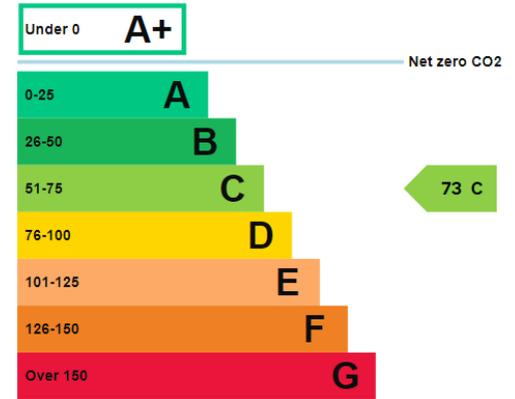
All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.

FLOORPLAN (not to scale for rough identification only)

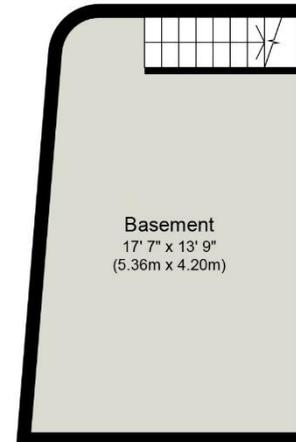
ENERGY PERFORMANCE CERTIFICATE



Ground Floor
Approximate Floor Area
936 sq. ft.
(87.0 sq. m.)



First Floor
Approximate Floor Area
551 sq. ft.
(51.2 sq. m.)



Basement
Approximate Floor Area
286 sq. ft.
(26.6 sq. m.)

PROFESSIONALS IN PROPERTY SINCE 1860

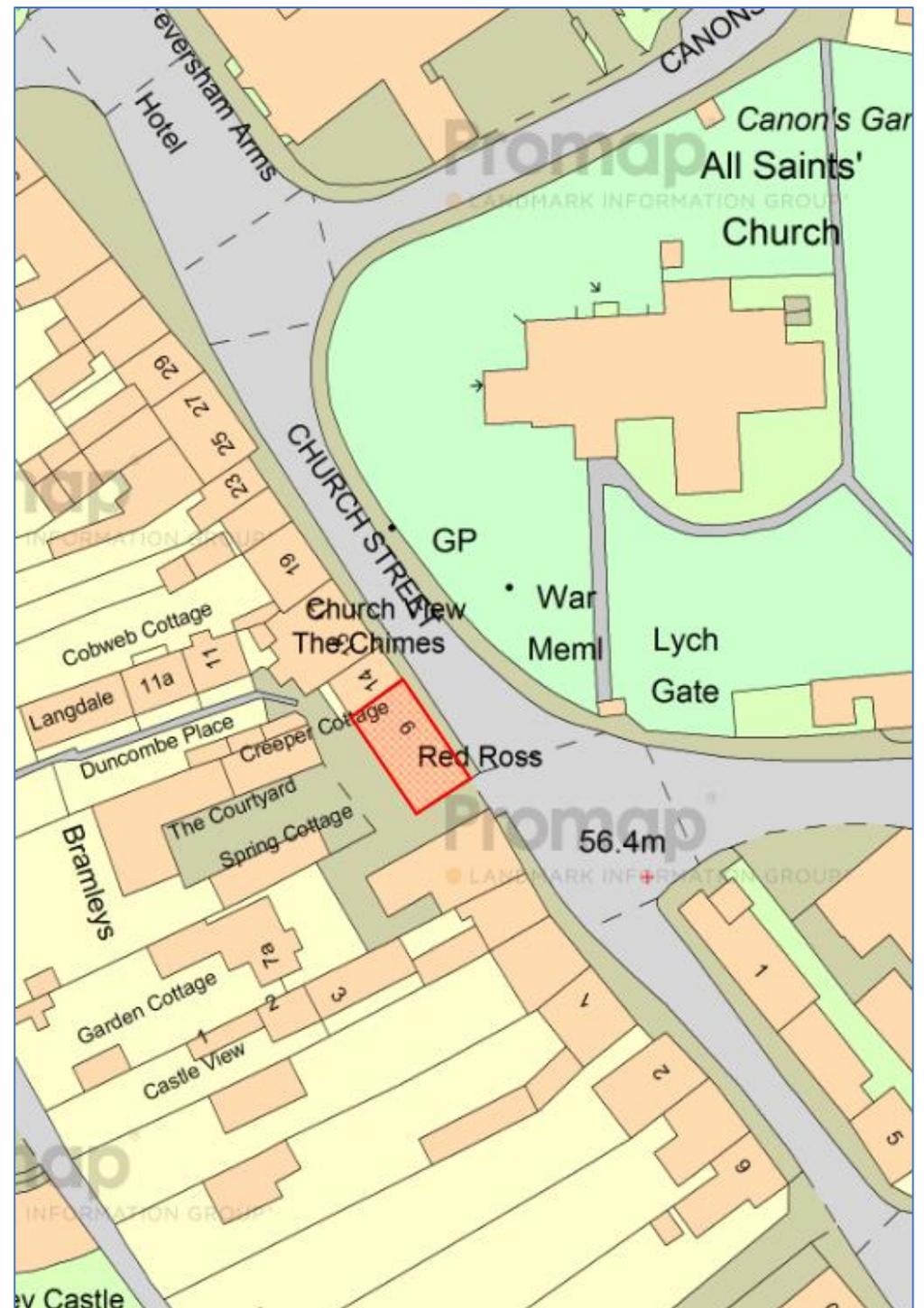
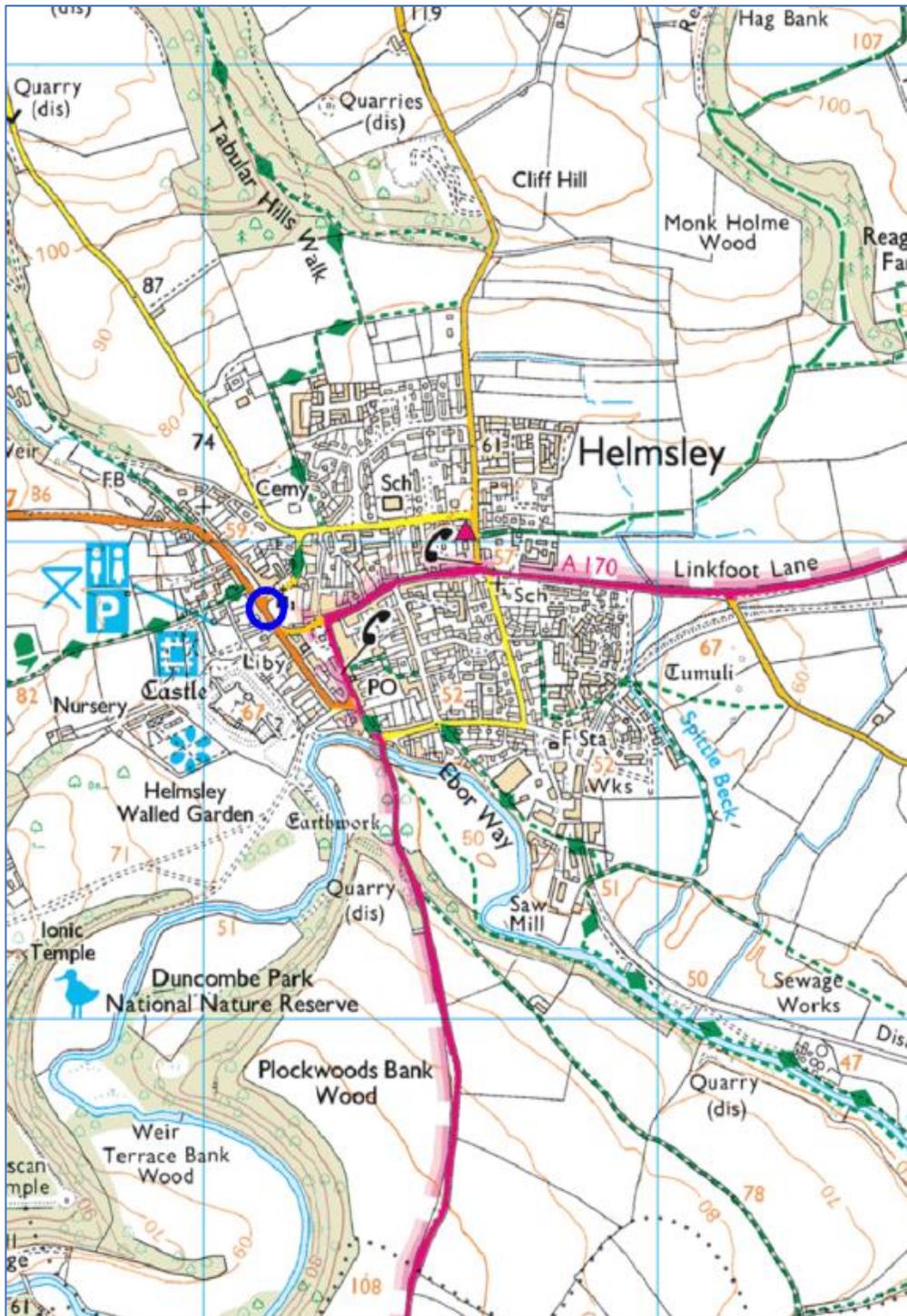


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 Email: malton@cundalls.co.uk

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 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
 Tel: 01751 472766 Fax: 01751 472992
 Email: pickering@cundalls.co.uk







CLARIDGES
TEL 01439 770401
BOOKSELLERS • STATIONERS

Boulton Cooper
For Sale
01439 492 704

LEADING TO
THE COURTYARD
UNIVERSITY PLACE

CUNDALLS
EST 1860