

“Through The looking Glass”

I Market Place, Masham, Ripon, North Yorkshire, HG4 4DZ



Great opportunity to purchase this freehold Grade II listed property with both commercial and residential use situated right on the sought-after Market Square of Masham.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

GUIDE PRICE
£245,000



The Property

1 Market Place has been trading for over 20 years as a very successful clothes shop. It recently closed its doors due to the retirement of the trader and is now available as a whole. It has 3 main rooms on the ground floor with a couple of storerooms and the possibility of a 2 bedroom flat on the first floor – all in need of total refurbishment. Planning permission was recently granted for the conversion and full details can be seen on the website at Harrogate Council under the reference - 20/04086/LB. Plans available on request.

The property is situated directly on the Market Square of Masham in possible the best position for commercial awareness. The ground floor is entered via the Victorian shop front directly into a central room. 2 further rooms open up either side with a couple of small storage areas. A side door leads to the rear lobby and a second door to the side street. Stairs from the rear lobby lead to the first floor. This floor has recently been granted permission to be converted into a 2 bedroom flat with sitting room, open plan kitchen, 2 double bedrooms and a bathroom. A loft ladder in the second bedroom leads to a large loft storage area running the full length of the building.

Location

The property is situated in a very sought-after position right on the Market Square. The town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery, wonderful schools and 2 Breweries!

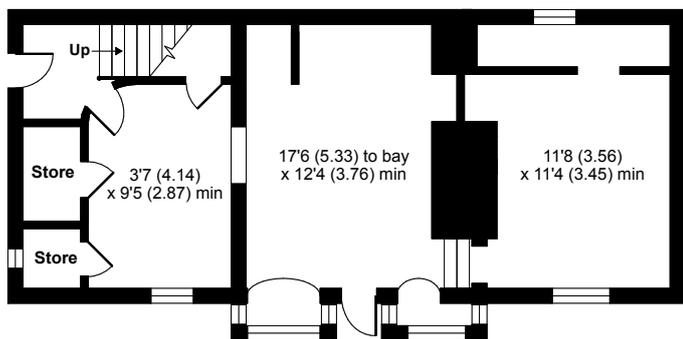
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. Swinton Park is situated “just down the road” and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

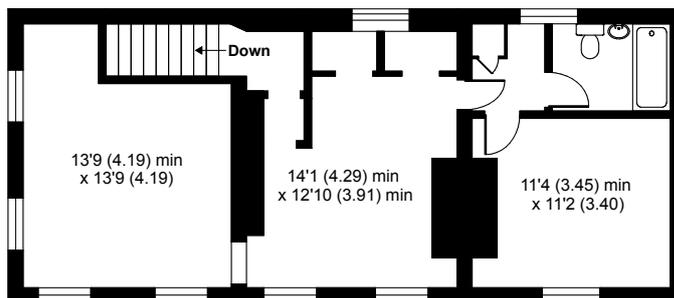


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and drainage.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. Go up the hill and the Market square will be straight in front of you. No. 1 is the first shop you come to on the left.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.