



**THE AQUARIAN, THE ROPERY
PICKERING, NORTH YORKSHIRE**

Cundalls



THE AQUARIAN

THE ROPERY,
PICKERING, NORTH YORKSHIRE
YO18 8DY

Malton 8 miles, York 26 miles, Leeds 52 miles (all distances approximate)

A distinctive, mixed use residential and commercial property.
Located only a stone's throw from the centre of town.

- Over 2,300 square feet of exceptionally versatile accommodation, arranged over three floors, attractively presented throughout.
- Ideal investment opportunity.
- Superbly situated ground floor retail unit amounting to 1,028 square feet of space. Class E.
- Large apartment providing a further 1,300 square feet of stylishly presented residential accommodation.
- Generous plot with raised courtyard to the front and large parking area to the rear.

NO ONWARD CHAIN

GUIDE PRICE £525,000

DESCRIPTION

A landmark Pickering building on the market for the first time in nearly 40 years.

A detached commercial and residential property, set within a generous plot with ample off-street parking and located within a stone's throw of the Market Place. Offering the potential to create two separate income streams, the sale will appeal to investor and owner occupiers alike.

The building is believed to have been designed by the renowned Railway architect, G T Andrew's, who also designed both York and Pickering station and is well worthy of its grade 2 listed status with three distinctive arched windows dominating the front facade. The building was converted around 40 years ago and was completely remodelled from the bottom to top, creating a hugely versatile retail space to the ground floor and a large two floor apartment above.

In all the building provides over 2,300 square feet of accommodation, arranged over three floors. To the ground floor is 1,028 square feet of commercial space, until recently a highly regarded hair salon, the building is classified as E and could be used for any of the following:

- For the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- For the sale of food and drink where consumption of that food and drink is mostly undertaken on the premises.
- For the provision of the following kinds of services: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- For indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- For the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner.
- For a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public.

Over the top two floors is a substantial two storey apartment, providing spacious character accommodation of 1,300 square feet which provides the following: entrance hall, breakfast kitchen, large living room, two ground floor bedrooms; one with mezzanine floor over and the bathroom. To the top floor is the master bedroom with en-suite.

Set to the bottom of the Market Place, within a well established retail area, the building stands in a slightly elevated position with an attractive stone paved terrace. To the back is a large parking area, with access from Train Lane.

LOCATION

Pickering is a busy market town on the southern boundary of the North York Moors National Park and some 25 miles north of the city of York. Heather Croft offers easy access to a wide range of amenities, including primary school, surgery, library, sports centre and swimming pool. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.



RETAIL ACCOMMODATION

ENTRANCE VESTIBULE

Arched leaded front door. Access to the Apartment. Access into retail area.

MAIN RETAIL AREA

7.00 m (23'0") x 6.64 m (21'9")

Large open plan space with a pair of arched windows to the front elevation. Semi-circular light to the side. Window to the rear. Exposed stone walls. Polished wooden flooring. Exposed beams. Electric night storage heaters. Door to the rear (currently blocked up).



OFFICE

2.55 m (8'4") x 2.13 m (7'0")

Fitted units. Polished floorboards.

KITCHEN

6.00 m (19'8") x 3.63 m (11'11")

Exposed floorboards. Range of fitted base units incorporating double bowl stainless steel sink unit. Casement window to the rear. Electric night storage heater. Gas meter.

APARTMENT VESTIBULE

Stairs to the First Floor. Arched window to the side.

FIRST FLOOR

Fitted storage cupboards. Front door to apartment.

CLOAKROOM

WC. Wash hand basin. Extractor fan.

APARTMENT ACCOMMODATION

ENTRANCE HALL

Wood floorboards. Exposed beams. Wall light points. Electric night storage heaters. Stairs to the second floor with velux roof light. Under stairs cupboard.

BREAKFAST KITCHEN

4.94 m (16'2") max x 3.00 m (9'10")

Range of fitted base and wall units incorporating one and a half bowl stainless sink. Electric and gas cooker point. Electric night storage heater. Washing machine point. Dishwasher point. Fitted bench seating. Part vaulted ceiling with velux roof light and exposed beam. Tiled splash back. Wood floorboards. Wall lights.



LIVING ROOM

6.80 m (22'4") x 4.93 m (16'2")

Part vaulted ceiling with exposed trusses and beams. Arched window to the side. Pair of velux roof lights to the rear. Fireplace with stone hearth housing electric stove.



BEDROOM TWO

2.70 m (8'10") x 2.52 m (8'3")

Exposed beam. Velux roof light,

BEDROOM THREE

3.00 m (9'10") x 2.20 m (7'3")

Velux roof light. Stairs to the mezzanine.

MEZZANINE FLOOR

4.50 m (14'9") x 3.48 m (11'5")

Exposed beams. Velux roof light. Eaves storage.

BATHROOM

2.55 m (8'4") x 2.20 m (7'3")

Bath with panelled surround. Low flush WC. Pedestal wash hand basin. Wood floor. Chrome heated ladder towel rail. Extractor fan.





SECOND FLOOR

MASTER BEDROOM

3.36 m (11'0") X 3.18 m (10'5")

Arched window to the side. Exposed beams. Eaves storage. Pair of fitted storage cupboards.



EN-SUITE SHOWER ROOM

2.21 m (7'32) max x 2 max

Walk in shower cubicle with Triton shower overhead. Low flush WC. Wash hand basin. Tiled floor. Fitted storage. Extractor fan. Exposed beams.

GROUNDS

To the front the building is elevated up from the street level, with a set of steps and a short slope leading up to the raised stone flagged courtyard area. Well suited as an outside eating area.

To the rear is a large parking area with good vehicular access in from Train Lane, useful as customer parking or as a good delivery route.







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000
Email: enquiries@cundallsrfas.co.uk

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



GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold 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.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric.
Planning: North Yorkshire Country Council (Ryedale)
Council Tax: TBC
Ratable Value: £9,600 PA
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
EPC: TBC
Please note: The property must not be used as a ladies' hair salon, regardless of the classified use.
Details prepared January 2024.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



MARIAN HAIR DESIGN
LADIES & GENTLEMENS
Hair Design
TEL: 01781 474 308

Comdall
FOR SALE
01781 474 308

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