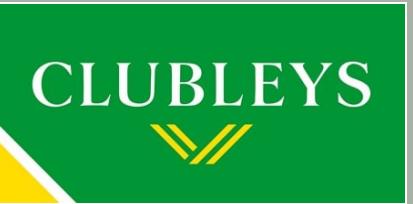


5A, High Street,
Market Weighton, YO43 3AQ
£300,000



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

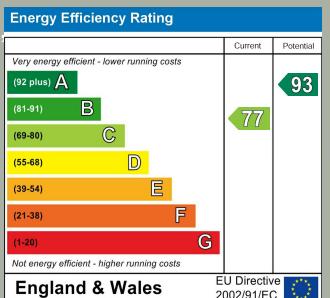
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.



** VIDEO TOUR ** A rare and versatile opportunity to acquire a commercial retail property and an immaculately presented one-bedroom home, sold together as a whole. Ideally positioned on the bustling high street of Market Weighton, this property offers endless possibilities, whether you're seeking a business premises with on-site accommodation, an Airbnb, a holiday let, or an investment opportunity. The commercial space is bright and inviting, featuring a large front-facing window, a spacious retail area, two fitting rooms, a kitchen, WC, and convenient rear access. Upstairs, you'll find an additional generous room, a separate office/storage space, and a cupboard. Tucked away to the side of the shop, through a gated entrance, lies a hidden gem, a beautifully presented one-bedroom home. The residential property boasts an entrance hall, modern shower room, and a stunning open-plan living kitchen leading to a charming conservatory. Upstairs, the spacious bedroom benefits from built-in storage. The home is further enhanced by a delightful, enclosed garden, providing a tranquil retreat. Immaculately throughout and offering exceptional flexibility, this unique pairing presents an outstanding opportunity for business owners, investors, or those looking for a live/work setup in a prime location.

The tenure for 5 High Street is Freehold, with a rateable value of £5,400.00. The tenure for 5a High Street is also Freehold, and it falls under East Riding of Yorkshire Council Tax Band A.

**RETAIL SHOP**

The ground floor of this spacious retail unit features a bright and airy shop floor with a large front window and door opening onto the high street. To the rear, there are two fitting rooms and a separate access point. The property also includes a kitchen fitted with base units, a wall-mounted gas-fired central heating boiler, and a Velux window, as well as a WC. Upstairs, there is an additional open-plan shop floor, providing further retail space, along with a storage area.

RATEABLE VALUE

£5,400.00

ONE BEDROOM HOUSE**THE ACCOMMODATION COMPRISES****ENTRANCE HALL**

PVC front entrance door, tiled floor, radiator, stairs leading to first floor.

SHOWER ROOM

Three piece white suite comprising step in shower cubicle, low flush WC, pedestal wash hand basin with tiled splash back, tiled floor, part tiled walls, radiator, extractor fan.

OPEN PLAN LIVING/KITCHEN

Fitted with a range of wall and base units, this kitchen features work surfaces, a single drainer stainless steel sink unit, an electric oven and hob with an extractor hood above, plumbing for an automatic washer, a radiator, and partially tiled walls. A door leads to the conservatory.

CONSERVATORY

The conservatory features a brick dwarf wall with PVC windows and a door leading to the garden, polycarbonate roof.

FIRST FLOOR ACCOMMODATION**LANDING**

Velux window, fitted cupboard.

BEDROOM

Radiator, fitted cupboard.

OUTSIDE

The rear garden is laid to lawn with a gravelled seating area, enclosed by wall and fence boundaries

with gated access. It offers a private and secluded setting.

ADDITIONAL INFORMATION**SERVICES**

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

