

TO LET

HALFWAY BARN,
YAN BROW,
HUTTON-LE-
HOLE, YORK,
NORTH
YORKSHIRE
YO62 6UQ

1,626 sq ft
151.06 sq m

- Rural location
- Flexible use
- Ancillary residential accommodation

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LOCATION

Halfway Barn is a converted barn located in the North York Moors National Park. The property is 1 mile south of Hutton le Hole village and 2 miles north east of Kirkbymoorside

DESCRIPTION

The property is permitted to be occupied on a Class E use basis on the ground floor with associated accommodation in the two bedroom flat on the first floor. The property sits in a south facing rural location with large full height windows on the ground floor creating a light and airy space suitable for a range of uses. The property also benefits from oil fired central heating. Externally there is a large gravelled parking area with off road parking for a number of cars. The outside space has also been partly divided to create a garden space on the south facing aspect of the property.

ACCOMMODATION

Name	Size
Total	1,626 sq ft (151.06 sq m)

TERMS

The property is available To Let by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

The property is available To Let for an annual rent of £18,600 per annum + VAT.

RATEABLE VALUE

Current: £6,500

Interested parties are advised to confirm the accuracy of the above figure by contacting the Local Authority Directly.

EPC

C - 55

LEGAL COSTS

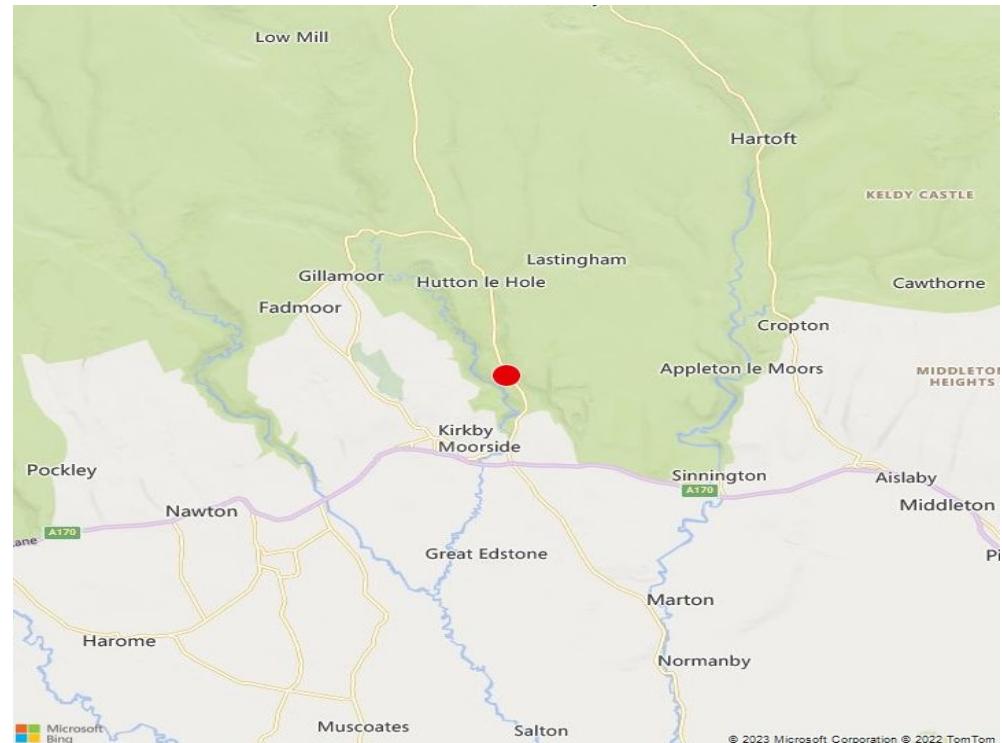
Each party to be responsible for the payment of their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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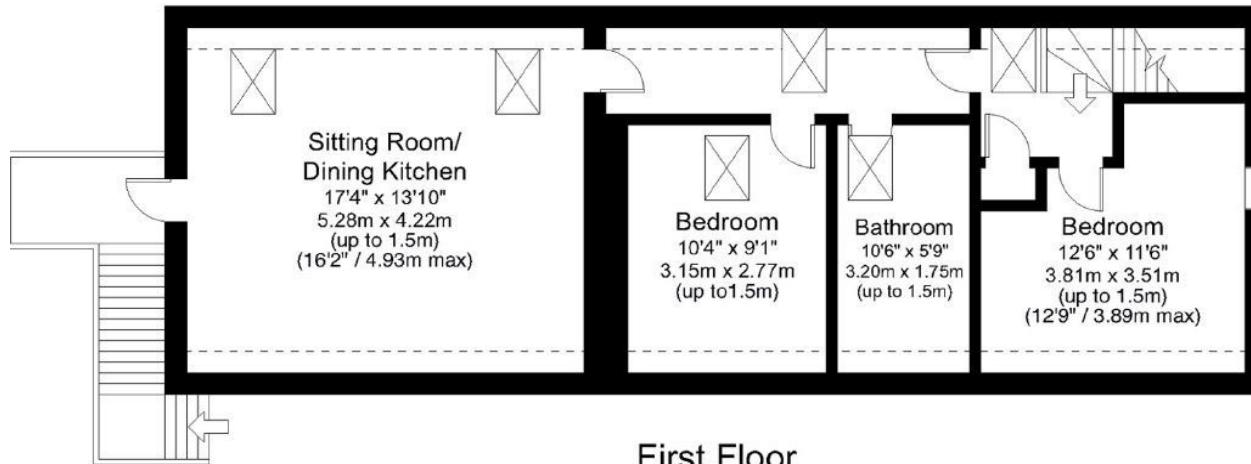
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IMPORTANT INFORMATION

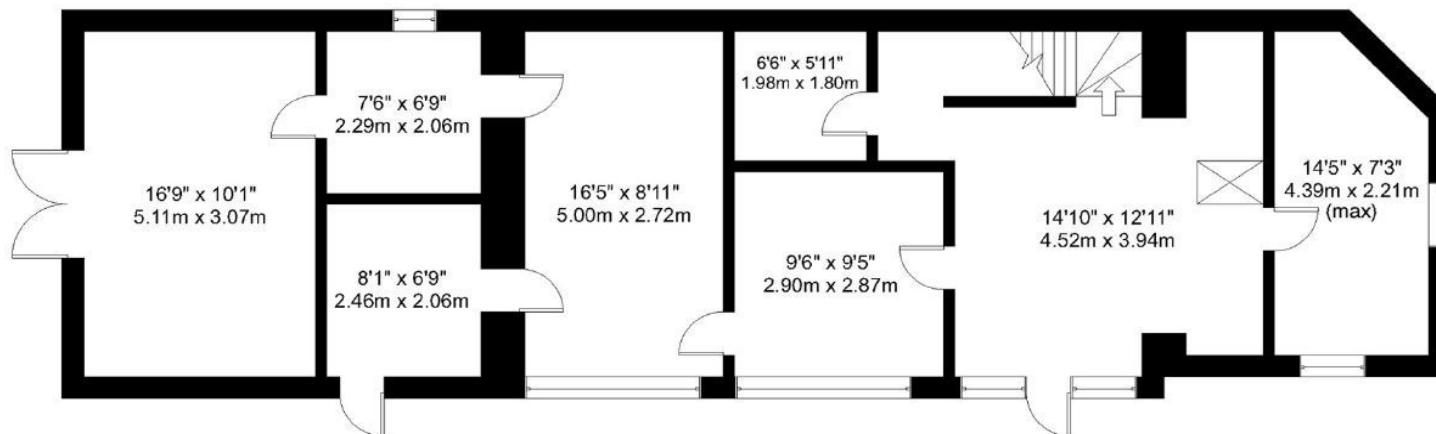
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First Floor



Ground Floor

Gross internal floor area excluding Eaves (approx.): 151.1 sq m (1,627 sq ft)

Not to Scale.
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