

# 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

[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)



Carter Jonas



## 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

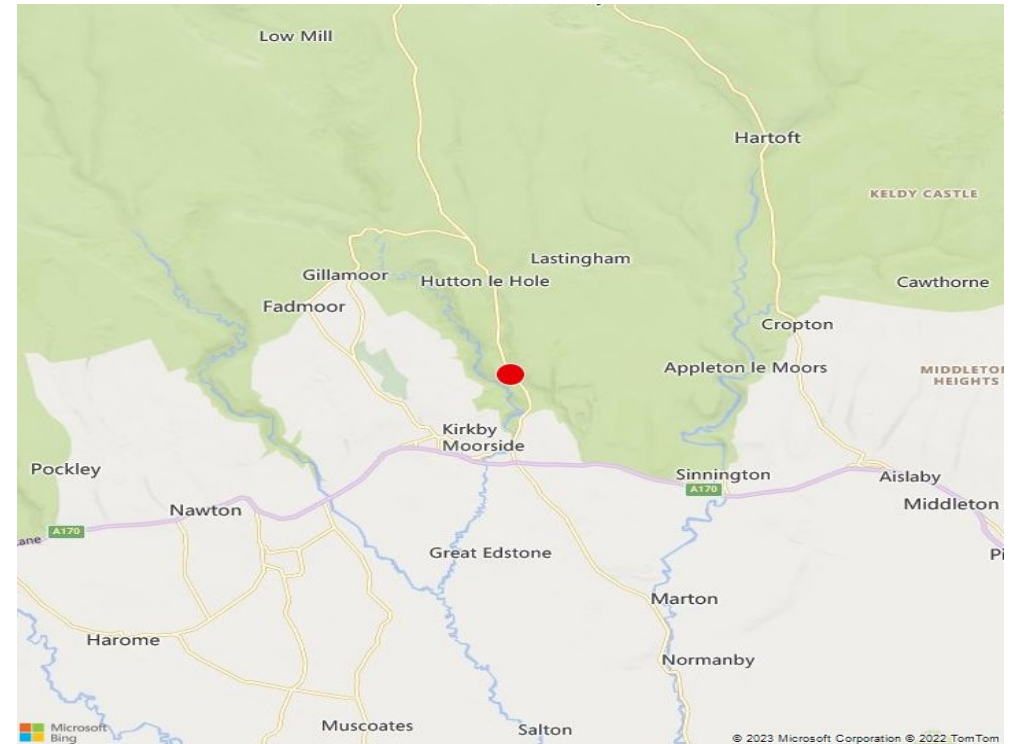
Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

Strictly by appointment with agents.



## CONTACT

Angus Hudson  
07801 167727 /  
angus.hudson@carterjonas.co.uk

Chris Hartnell  
0113 203 1079 / 07800 572 007  
Chris.Hartnell@carterjonas.co.uk

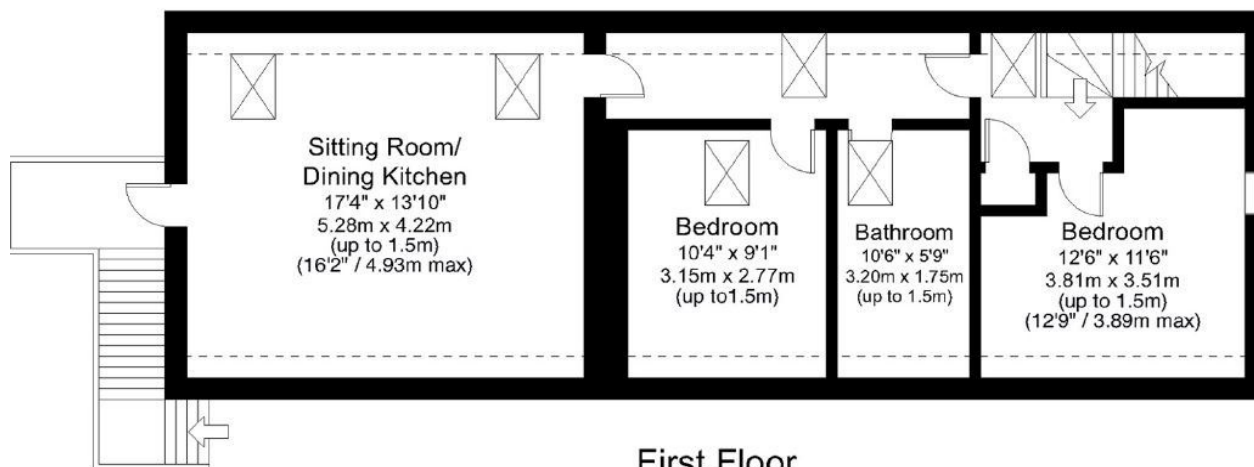
[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)

## IMPORTANT INFORMATION

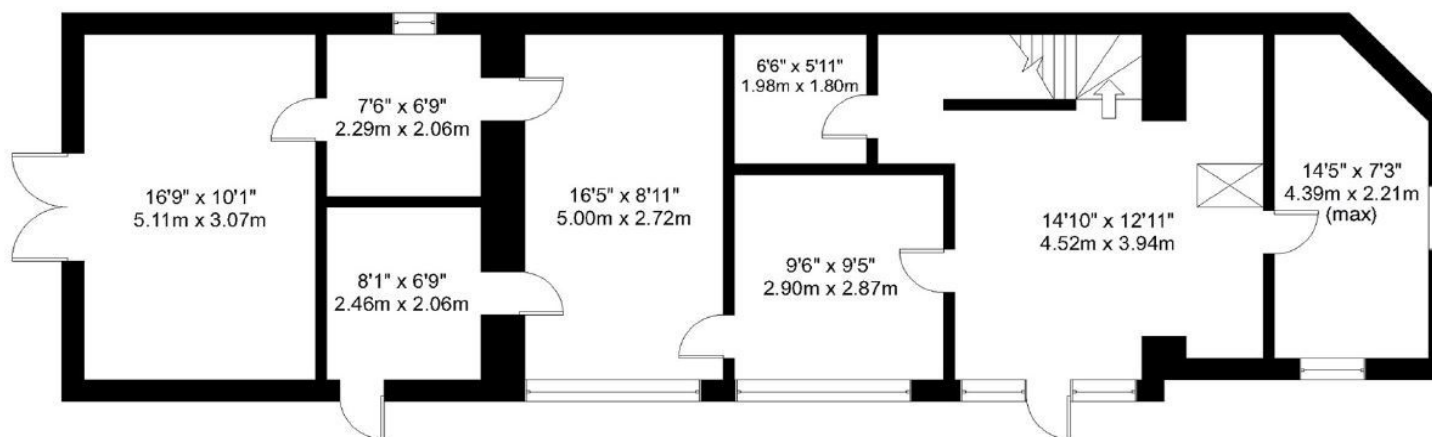
These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. July 2024



# Carter Jonas



First Floor



Ground Floor

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

Not to Scale.  
Copyright © Apex Plans.

## CONTACT

Angus Hudson  
07801 167727 /  
angus.hudson@carterjonas.co.uk

Chris Hartnell  
0113 203 1079 / 07800 572 007  
Chris.Hartnell@carterjonas.co.uk

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

# Carter Jonas