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FOR SALE

**By the Modern Method of Auction
Great North Property Auction Powered by iam-sold**

**Ground Floor Former Village Store/Residential Development
Opportunity with planning consent for conversion to one
dwelling**

**Swainby Village Store, High Street, Swainby,
Northallerton, DL6 3DG**



Starting Bid £69,950 plus reservation fee

www.carvercommercial.co.uk

SITUATION/LOCATION

The village store is situated on the High Street within this highly regarded, picturesque village in North Yorkshire at the foot of the Cleveland Hills. The area is predominantly residential however village amenities include the local primary school and a number of public houses. The area is popular with tourists particularly in the summer months.

Swainby is conveniently situated off the A687 which affords swift access to the A19 dual carriageway. The popular market town of Stokesley lies approximately 6 miles distant. Northallerton is approximately 10.5 miles to the west.

PREMISES

A mid terraced ground floor retail premises being of predominantly brick construction with traditional shop front. There is access to the rear of the property via an archway leading to hardstanding area suitable for parking for up to two cars.

Our client has owned the property for a number of years until recently trading as the "Swainby Village Store" selling a range of associated products with ancillary cafeteria facilities. They also provide a newspaper delivery service which is still in operation.

ACCOMMODATION

The accommodation briefly comprises:-

Main Sales Area	48.7sq.m.	(524sq.ft.)
(Including counter and cafe area)		
Rear Store/Kitchenette	10.3sq.m.	(111sq.ft.)
WC facilities		
Total NIA	59sq.m.	(635sq.ft.)

****Please note measurements were restricted due to internal fixtures and are for guideline purposes only.***

PLANNING PERMISSION

The property has the benefit of planning consent for conversion into one residential dwelling subject to conditions. The planning consent together with all associated documentation may be referred to on the NorthYorkshire Moors website:-

Decision Notice
NYM.2015/0893/CU

TENURE

Freehold

RATEABLE VALUE

The property is listed on the current ratings list from April 2010 at £1,900. Relief may be available please contact Hambleton District Council on 0845 121 1555.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D - 92

AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts and offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd or "iam-sold Ltd".

TO VIEW OR MAKE A BID - Contact Carver Commercial or visit www.greatnorthpropertyauction.co.uk



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