





4-6 Birdgate

Pickering

- Freehold Mixed Use (Commercial & Residential) Property
- Located in the Popular Market Town of Pickering
- Prominent Position on Birdgate
- Double Fronted Retail Unit with a 2 Bed Maisonette
- Vacant Possession Provided upon Completion.

For Sale I Mixed use FREEHOLD Grade II Listed property comprising of a double fronted retail unit with ancillary office accommodation and storage above together with a two bedroom self-contained maisonette with a total square footage of approximately 2296 square feet. Set in the heart of Pickering's Town Centre, this property offers great footfall for residents and tourists alike.

On Birdgate you are greeted with an attractive frontage showcasing the double retail unit. There is a recessed area with a door leading to a generous ground floor sales area. To the first floor lies a staff kitchenette and to the second floor lies a storage area and a WC. Separately, the self-contained maisonette has it's own entrance at the rear of the property with the living quarters arranged over the first and second floor. On the first floor lies a lounge and kitchen. To the second floor lies two bedrooms and a bathroom. The third floor has not been accessed but we assume provides attic storage.





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The retail unit is currently occupied by Saint Catherine's Hospice and vacant possession will be given upon completion. The maisonette is now vacant and the owner has no plans to re-let prior to selling the property.

Pickering is one of the area's oldest towns, founded in 270 BC. A busy market town on the edge of the North York Moors, its handsome streets, tucked-away alleys and quiet corners are ripe to explore. It's best known for its heritage railway, but it has other local attractions, from one of the largest collections of wall paintings in England, to a history museum and a nearby Roman site.

Local Taxation:

Business Rates - Currently £11,250 but this will rise to £14,000 effective 1st April 2026.

Council Tax - No listing for the maisonette.

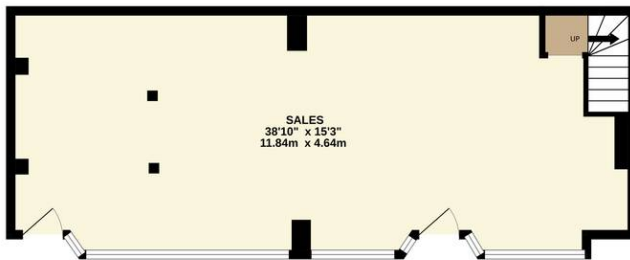
Energy Performance Certificate:

Retail Unit - To be added once received.

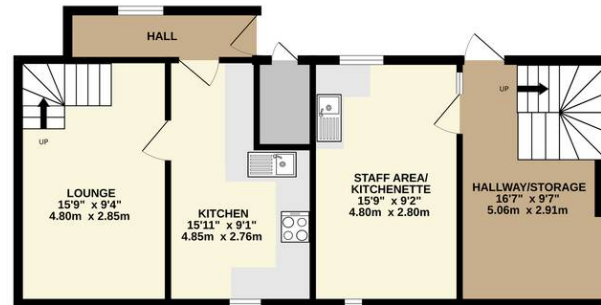
Maisonette - Band D.



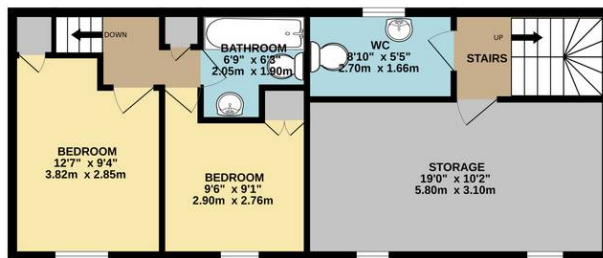
GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



3RD FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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