

MALTON, NORTH YORKSHIRE

4 OLD MALTONGATE YO17 7EQ



A self-contained office building

119.6 sq.m. (1,287 sq.ft.)

Available For Sale

Asking Price £129,500

IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

MCBEATH PROPERTY CONSULTANCY LIMITED

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Location

This property is situated in a highly prominent position close to the 'Butchers Corner' crossroads of Yorkersgate, Wheelgate, Castlegate and Old Maltongate in Malton Town centre.

Malton is an attractive market town that sits adjacent to the A64 trunk road offering excellent road links to the east coast and west, to York, Leeds and the A1 motorway.

Malton benefits from superb public transport links with bus and rail links to the east and west including, the trans-pennine rail connection to Leeds, Manchester and Liverpool which connects at York to the east coast main line, with London being reached within two hours 30 minutes.

The subject premises are situated on the main road connection from the A64 into Malton town centre.

Description

The property comprises an attractive three storey period building of traditional brick construction.

The accommodation is currently in use as an office building and is laid out over ground, first and second floors and comprises a series of individual and open plan office rooms with ancillary accommodation including, kitchen, w.c's and basement store.

Floor Area

The property provides a net internal floor area of approximately **119.6 sq.m. (1,287 sq.ft.)**

Accommodation

Ground floor

Hall/ reception office	14.13sq.m.	(152 sq.ft.)
Interview room	5.58 sq.m.	(60 sq.ft.)
Downstairs w.c./wash-hand basin		
Sub total	19.7 sq.m.	(212 sq.ft.)

First floor

Landing and post room/store	6.23 sq.m.	(67 sq.ft.)
Office (1)	8.83 sq.m.	(95 sq.ft.)
Office (2)	16.17 sq.m.	(174 sq.ft.)
Office (3)	9.01 sq.m.	(97 sq.ft.)

Sub Total 40.24 sq.m. (433 sq.ft.)

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Second Floor

Landing (feature circular window in ceiling)	
Fitted kitchen	3.44 sq.m. (37 sq.ft.)
Office (4)	8.92 sq.m. (96 sq.ft.)
Office (5)	8.55 sq.m. (92 sq.ft.)
Office (6)	15.89 sq.m. (171 sq.ft.)
W.c./wash-hand basin	

Sub Total 36.8 sq.m. (396 sq.ft.)

Basement

Cellar (1)	15.43 sq.m. (166 sq.ft.)
Cellar (2)	7.43 sq.m. (80 sq.ft.)

Sub Total 22.86 sq.m. (246 sq.ft.)

TOTAL NET INTERNAL FLOOR AREA 119.6 sq.m. (1,287 sq.ft.)

Price

The property is available at an asking price of £129,500

Rateable Value

Enquiries on the VO website indicate that the property has a rateable value of £8,400 (2011). Interested parties are asked to make their own enquiries in this regard. The rateable value is subject to the business rate in the £

Planning

The property is currently used for B1 office purposes.

Subject to planning, the property may lend itself to an alternative use, for example, residential. Interested parties are recommended to make their own enquiries with the Local Planning Authority in this regard (Ryedale District Council 01653 600666).

VAT

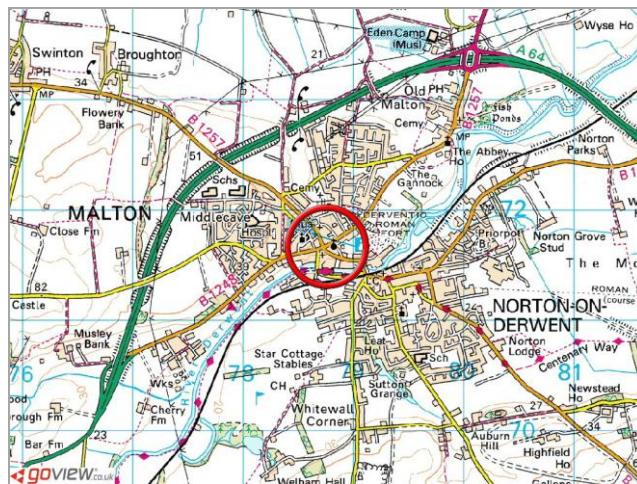
The price is not subject to VAT.

Viewings

Please arrange viewings by prior appointment with the Sole Agents.

Subject to contract July 11

Location of Property



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