

FOR SALE

WAREHOUSE, OFFICES & MODERN LIGHT INDUSTRIAL UNITS.

SHOWFIELD LANE, MALTON, YO17 6BT



469.84 m² (5,057 sq ft)

- Offices and warehouse/workshops
- 2 separate modern & single storey units to rear
- Of interest to occupiers and investors (income from part)
- Established Industrial Estate location close to Malton town centre

MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

2 CLIFTON MOOR BUSINESS VILLAGE, JAMES NICOLSON LINK, YORK, YO30 4XG

TEL 01904 692 929 FAX 01904 690 488 WEB mcbeathproperty.co.uk

REGISTERED IN ENGLAND NO. 5491610

M|P|C

Location

The premises are located with access off Showfield Lane within Showfield Lane Industrial Estate adjacent to the A64 and accessed off Pasture Lane, which links Broughton Road (B1257), Old Malton Road and York Road (B1257 and B1248), providing access to the A64.

Occupiers of the estate include many recognised companies including MKM, Howden Joinery, Palm Recycling and Howarth Timber plus Ryedale District Council and many local and regional business concerns.

Description

The premises comprise a single storey steel portal framed warehouse under a pitched double skin cement fibre roof incorporating translucent roof lights and a single storey brick and concrete blockwork office extension under a single pitched and underdrawn concrete tiled roof.

The rear single storey steel portal framed building has a pitched metal decking roof incorporating translucent roof lights and is clad in predominantly metal decking and is divided to form two separate and self contained administrative office and warehouse units.

The accommodation is arranged around a central service yard and includes an access roadway to Showfield Lane incorporating steel security gates and predominantly concrete post and chain link fencing to boundaries.



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.

Accommodation

	m ²	(Sq ft)
warehouse and internally constructed offices	211.55	(2,277)
office extension	54.01	(581)
Total Front Buildings	265.55	(2,858)

Rear warehouse with office conversion	99.96	(1,076)
Rear warehouse	104.33	(1,123)
Total Rear Buildings	204.29	(2,199)

Gross Internal Floor Area **469.84** **(5,057)**

Services

All mains services are connected to the property. Sections of the premises have central heating pipes and radiators supplied by a gas fired boiler. Other sections of the accommodation have independent electric heating. The service and installations have not been tested. Prospective purchasers must satisfy themselves with regard to condition and capacity.

Tenure

Freehold.

A section of the rear warehouse is subject to an informal tenancy on an internal repairing basis at a rent of £4,800 per annum exclusive of business rates, services, but including building insurance. Parties seeking vacant possession are requested to advise the vendors agents.

Rating

We are verbally informed through our enquiries of the Valuation Office website the premises are assessed for business rates as follows:-

Workshop & premises	RV £16,500
Store & premises	RV £5,000

The National Uniform Business Rate for 2011/12 is 43.3p in the £, ignoring transitional phasing relief and allowances to small businesses.

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Energy Performance Certificate

An Energy Performance Certificate (EPC) will be available upon request.

Price

Offers in the region of £225,000

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

VAT

The purchase price is exclusive of VAT, if applicable.

Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

McBeath Property Consultancy **Tel: 01904 692929**
Andrew McBeath **andrew@mcbeathproperty.co.uk**

Michael Steel & Co Tel: 0113 234 8999
Andrew Steel **andrew@michaelsteel.co.uk**

August 2011 Subject to Contract

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Showfield Lane Industrial Estate



Subject Property



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