

**WORKSHOP/WAREHOUSE
WITH LARGE SECURE COMPOUND**



**SHOWFIELD LANE INDUSTRIAL ESTATE
MALTON, NORTH YORKSHIRE**

- Versatile Industrial Premises
- Suit variety of businesses
- Flexible workshop or warehousing space
- Kitchen/canteen
- Large secure yard
- Well established business location

602.8 sq.m. (6,486 sq.ft)

FOR SALE

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 property is situated with direct frontage to Showfield Lane towards the front of the Showfield Lane Industrial Estate on the outskirts of Malton town centre.

Showfield Lane is an established industrial and employment area, which comprises a range of industrial and warehousing occupiers including trade counter users.

DESCRIPTION

The property comprises a site developed with a steel portal framed industrial unit, which is clad with rendered blockwork walls and a lined sheet clad even pitch roof.

The property has solid concrete flooring and is divided into 3 sections, the largest in the middle with a side bay either side. The property benefits from traditional fluorescent lighting.

There are loading doors to the main bay and one of the side bays providing effective loading access to and from the property.

To the front of one of the side bays there is a kitchen/canteen and W.C. facilities.

FLOOR AREA

The property has a gross internal floor area of 602.8 sq.m. (6,486 sq.ft)

EXTERNALLY

The building is set to the rear of the subject site.

Externally to the front there is a substantial level concrete laid yard. The yard is secured by palisade fencing and gate.

SERVICES

The property benefits from mains electricity (including 3-phase), water and drainage. There is an warm air space heater to one of the side workspace areas. The fuel tank is situated to the exterior.

LEASE and RENT

The property is available on a new full repairing and insuring lease for a term to be agreed at an initial rental of £25,000.

Flexible deals are available. Please call the sole agents for details.

USE

We believe that the property may be used for B1, B2 or B8 uses. We suggest that interested parties make their own enquiries with Ryedale District council Planning Department (01653 600666).

RATEABLE VALUE

The property has a 2010 proposal value of £30,500 which will be subject to the business rate in the pound.

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.

VAT

VAT will be applicable to the sale price.

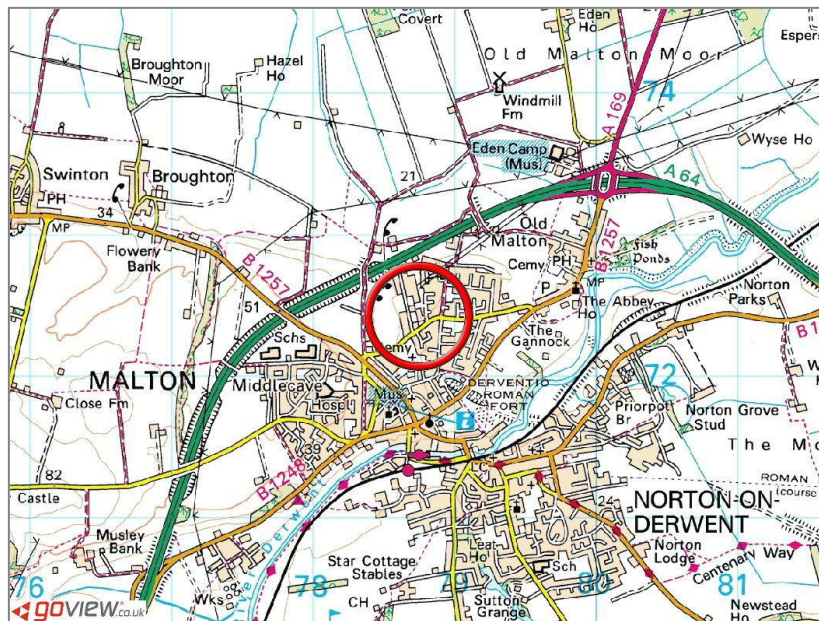
VIEWING AND FURTHER ENQUIRIES

Please contact this office to make further enquiries and please note that all viewings should be carried out by prior appointment with the sole agents.

Subject to contract – February 2012



The boundary marked in red is approximate and for guidance purposes only



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