

On the instructions of Crescent Trustees Limited

FOR SALE
THE CROFT
FREEHOLD OFFICE INVESTMENT
WETHERBY
KIRK DEIGHTON, LS22 5HG



A SUPERB OPPORTUNITY TO ACQUIRE A FREEHOLD OFFICE INVESTMENT COMPRISING AN EXTENDED BUILDING CONVERTED TO PROVIDE A SERIES OF OFFICE SUITES OF DIFFERING SIZES WITH ON-SITE CAR PARKING

THE PROPERTY IS LOCATED ON THE OUTSKIRTS OF WETHERBY AN ATTRACTIVE AND AFFLUENT MARKET TOWN IN A HIGHLY STRATEGIC POSITION ON THE A1(M) NORTH OF LEEDS.

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 site is excellently located just off J46 of the A1(M), on the roundabout with the B6164. Access to the site can also be gained via the A168 and B1246 form York.

The site is well positioned for access to the town of Wetherby as well as the motorway. Leeds is 14 miles to the South and York lies 21 miles to the East. The A661 provides a direct route to Harrogate, that can be reached in 20 minutes further enhancing the location's prime location.

Wetherby provides a wide range of amenities and facilities. More locally the Wetherby motorway services provides shopping and dining facilities and a hotel.

DESCRIPTION

The property comprises an office building with an approximate NIA of 6,622 sq ft.

The building is split into a series of separate office suites that can accommodate a range of different businesses.

There are two shared reception areas and shared WC and kitchen facilities. Some of the suites have their own kitchens.

Externally there is a good sized car park providing parking for approximately 30 cars

The property is currently being operated as a serviced office (tenancy schedule available upon request). In addition, the site provides approximately an acre of development land which can be made available by separate negotiation.

TENANCY DETAILS

A tenancy schedule can be made available to interested parties.

When fully occupied the property, at current rents, produces a net rental income of £67,157 per annum, with short term potential to improve this to approx. £70,000 per annum. The gross income to include for the provision of services is £113,420 per annum.

Separate additional charges are made for tenants gas and electricity consumption and business rates.

SERVICES

The building is connected for mains gas, electricity, water and drainage and each unit is separately metered in this regard.

The building provides communal kitchen and male, female and disabled w.c. facilities.

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.

TENURE

The property is freehold.

GENERAL MARKET COMMENTARY

Wetherby benefits from a strategic geographical position which has helped establish it as a busy commercial satellite to the major city of Leeds which is nearby.

It is a sought after residential location with a pleasant living environment and a good range of shops, restaurants and bars.

The main commercial area in the town is the Sandbeck Way Business and Industrial Park which comprises a large number of local and national companies from both the industrial and office sectors. Sandbeck Way is only a short distance from the subject property.

Wetherby has a range of new employment types in the town, including graphic designers, architects, consultancy firms and engineers. In our opinion the occupiers at The Croft provide a clear gauge on the type of businesses that are being developed and encouraged in the town and which are becoming successfully established.

Given that the subject property has the benefit of on-site parking, as well as very good proximity to major transport routes, we anticipate continued demand for this property.

PLANNING

The property is used for B1 Office purposes.

Adjoining the property is a site in the same ownership (total site area incl office site is approx. 1.6 acres), which has potential subject to planning for the development of up to 23,500 sq ft (approx.) of office space (see plan below). Alternatively we believe that subject to planning there is potential for the development of this additional land for residential purposes (indicative plan available), but this is our opinion only and interested parties are advised to make their own enquiries in this regard.

It should be noted that this land is not included in the sale and any enquiries should be directed to the agents.

RATEABLE VALUE

Interested parties are advised to make direct enquiries on the Valuation Office website www.VOA.2010.gov.uk (input LS22 5HG where prompted).

LEASES

The units are let out on licences. The majority of occupiers have been in occupation for a number of years.

ASKING PRICE

Offers based on a guide price of **£975,000** are invited.

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VAT

The property is registered for VAT.

VIEWING

In the interests of the privacy and convenience of the tenants, interested parties are respectfully requested to not make any unauthorised visits to the property. Viewings are available by prior arrangement with the sole agents.

Further Enquiries

Please direct all enquiries to the Sole Agents:

McBeath Property Commercial Limited
2 Clifton Moor Business Village
James Nicolson Link
YORK
YO30 4XG

Tel. 01904 692929

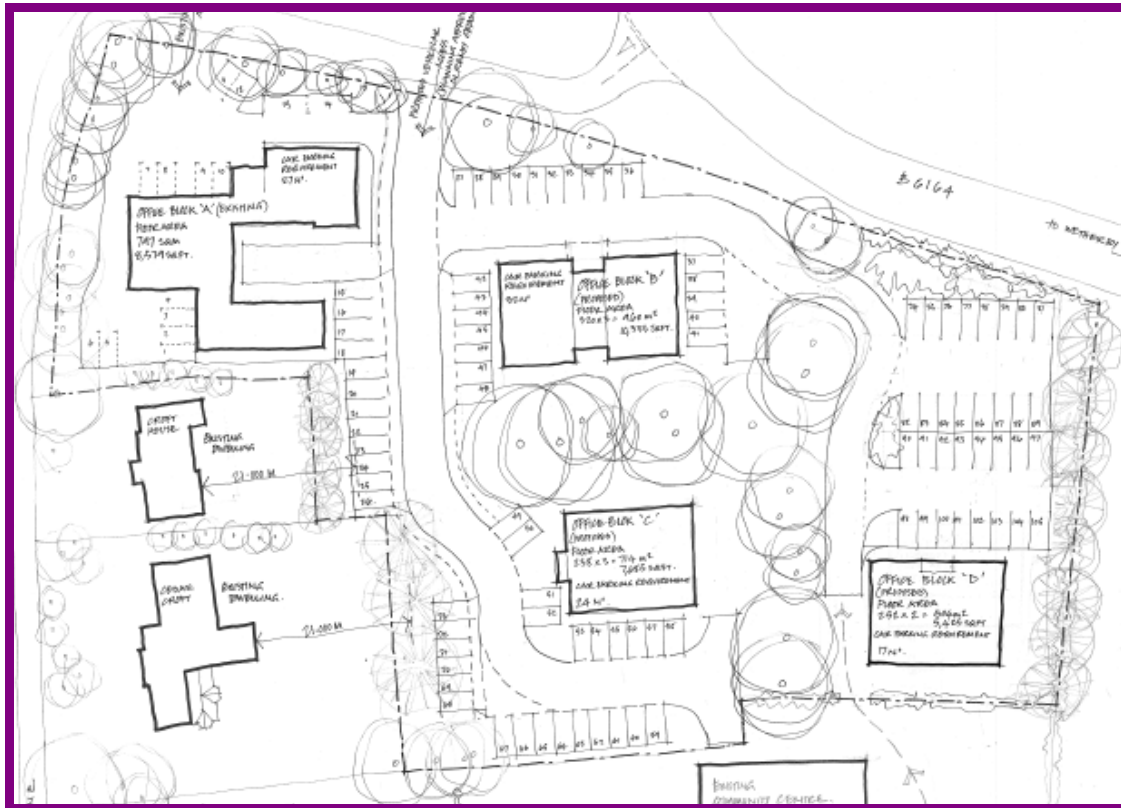
E-mail: andrew@mcbeathproperty.co.uk

SUBJECT TO CONTRACT**IMPORTANT NOTICE**

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Plans are for indicative purposes only

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