

**A1079 Hull Road
DUNNINGTON
YORK YO19 5LP**



- **Showroom and workshop**
- **573.74 sq m approx. total floor area**
- **Parking area**
- **Established business location**
- **Prominent A road frontage**
- **Excellent access to York and main routes**

TO LET

Business opportunity also available

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.

Location

The unit is situated with direct frontage to the busy A1079 approximately 4 miles east of York city centre and a short distance from the A64. The property therefore has excellent road connections to the local and regional road network, including the A1(M). The speed limit outside the property is 40mph ensuring very good visibility.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial economy with a wide range of industries and an enviable quality of life.

The subject property is situated within walking distance or a short drive of the popular service village of Dunnington which offers a good range of shops and amenities.

Description

The property comprises a showroom style building of steel portal framed construction clad with insulated sheet panels and a large glazed frontage. Internally there is a well lit display showroom area with managers offices. The floor is polished tile.

To the rear is an open plan workshop with a concrete floor and roller shutter loading door to the side elevation.

There is parking and grassed areas to the front of the unit. Adjoining the property is a petrol filling station and shop so access and egress to the site can be obtained by 2 entrances.

There are kitchen and WC facilities, an oil fired heating system, 3 phase power supply and a good eaves height.

Floor Areas (GIA) approx.

Showroom incl offices	361.00 sq m (3,884 sq ft) approx
Workshop	172.80 sq m (1,859 sq ft) approx
Total	533.74 sq m (5,743 sq ft) approx

Services

We are advised that the unit is connected for mains electricity, water and drainage.

The Business

The owner of the property currently runs a highly regarded specialist car sales and repairs business at the property which has been trading for over 40 years. We are instructed to invite interest from prospective business purchasers who are interested in acquiring the business subject to agreeing a suitable lease of the property. For more information please contact the agents. Genuinely interested parties will be put in direct touch with the owners.

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Lease

We area also able to invite interest from prospective tenants who wish to occupy the premises for a different type of business.

In any event the unit is available on a new full repairing and insuring lease for a period of years to be discussed.

Asking Rental

£49,500 per annum

Sale

Consideration will be given to a sale of the property. Please contact the agents for pricing.

Planning

The property is in current use for car sales and repairs. Interested parties should make their own enquiries in relation to any alternative use.

Rateable Value

Interested parties should make their own enquiries in this regard.

EPC

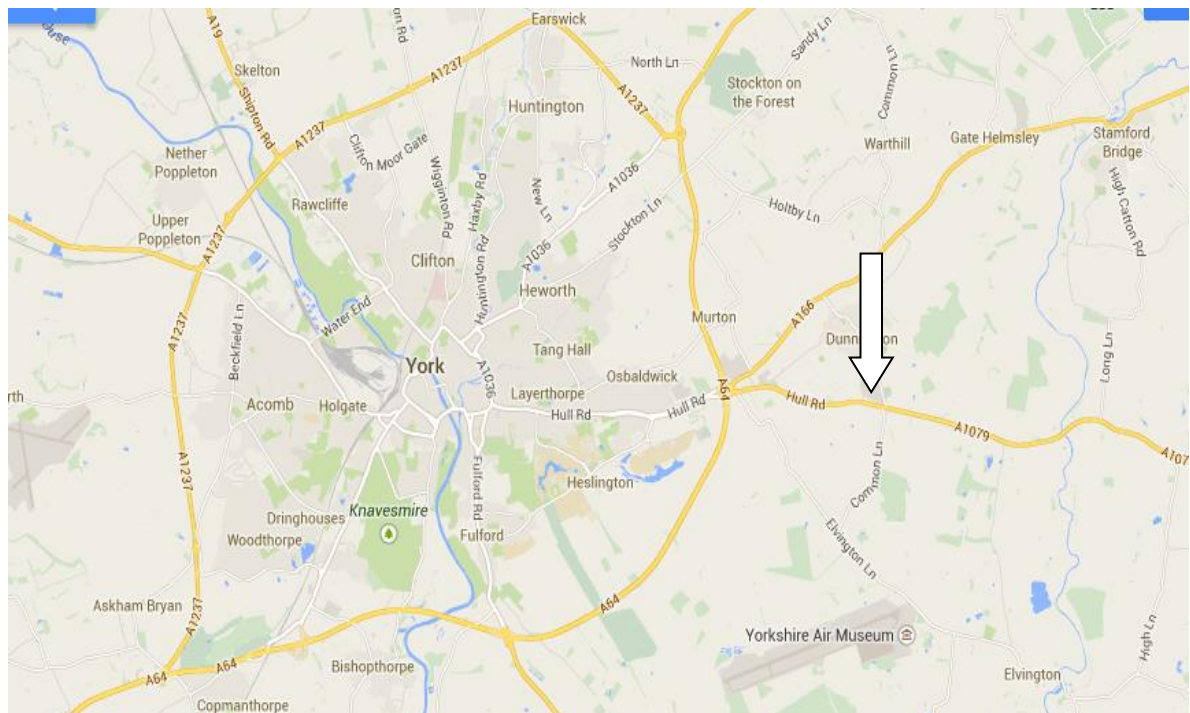
The energy performance certificate is available upon request.

VAT

All prices will be subject to VAT at the applicable rate, where appropriate.

Viewing

Viewings are strictly by prior appointment with McBeath Property Consultancy andrew@mcbeathproperty.co.uk 07725 416002 or 01904 692929. Subject to Contract – 160119



MCBEATH PROPERTY CONSULTANCY LIMITED

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

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MPC



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