

MALTON, NORTH YORKSHIRE YO17 9RD



Prestigious self-contained office premises

- **Versatile open plan layout**
- **Prominent position**
- **Highly accessible**
- **Suitable for a range of uses (subject to planning)**
- **Adjacent to rail and bus stations**
- **Close to town centre and supermarkets**

278.45 sq m (2,996 sq ft) approx

TO LET
Sale considered

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.

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MPC

Location

This property is situated in a very prominent position within the Railway Station Complex on Norton Road near Malton town centre.

Malton and Norton are attractive market towns that sit adjacent to each other alongside the A64 trunk road offering excellent road links to the east coast and west to York, Leeds and the A1 motorway.

Of particular note given the situation of the property are the superb public transport links that Malton and Norton benefit from, with rail and bus connections to the east and west including the Trans-Pennine rail service 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 at the entrance to the Station forecourt within easy walking distance of Malton town centre.

Description

The subject property is well designed and provides a predominantly single storey commercial facility of cavity brick construction (built in 1997) with a glazed retail style frontage at ground floor level with additional accommodation at first floor level.

The ground floor is laid out to provide an open plan sales office with small consultation rooms. To the rear there is a rear lobby with an entrance door, disabled W.C. and staircase that leads to the first floor which has further offices/store and a fitted kitchen/canteen and male and female W.C.s

The property is fitted to a good specification with perimeter trunking, suspended ceilings and integral lighting, powder coated aluminium double glazing and central heating. The floors are part carpeted, part linoleum.

Externally, there are 3 car spaces that are held by way of separate agreement at a current charge of £379.03 per annum. The property has shared rights of access to the rear entrance and we assume that there are rights for bin storage.

The building is centrally heated with mains supplies of gas, electricity and water and drains into the main sewer.

Floor Area

We understand that the building has a net internal floor area of approximately;

Ground Floor -	215.00 sq m (2,313 sq ft)
First Floor –	63.45 sq m (683 sq ft).

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Use

The property has most recently been used as an employment and careers office. We believe the property may lend itself to a number of commercial, leisure and retail uses subject to planning. Please note that this is an opinion only and must not be relied on. Interested parties must make their own planning enquiries in this regard.

Terms

The property is available To Let by way of a new full repairing and insuring lease.

Our client will also consider a sale of the property.

Please contact this office for further details and pricing information.

Rateable Value

We have made enquiries of the VO website and understand that the property has a rateable value of £14,500 (2017 list) subject to the business rate in the £.

VAT

The rent or price will be subject to VAT at the applicable rate.

Viewings and further enquiries

Strictly by prior private appointment with the sole agents. Andrew McBeath 07725 416002 andrew@mcbeathproperty.co.uk

Subject to contract – 140919



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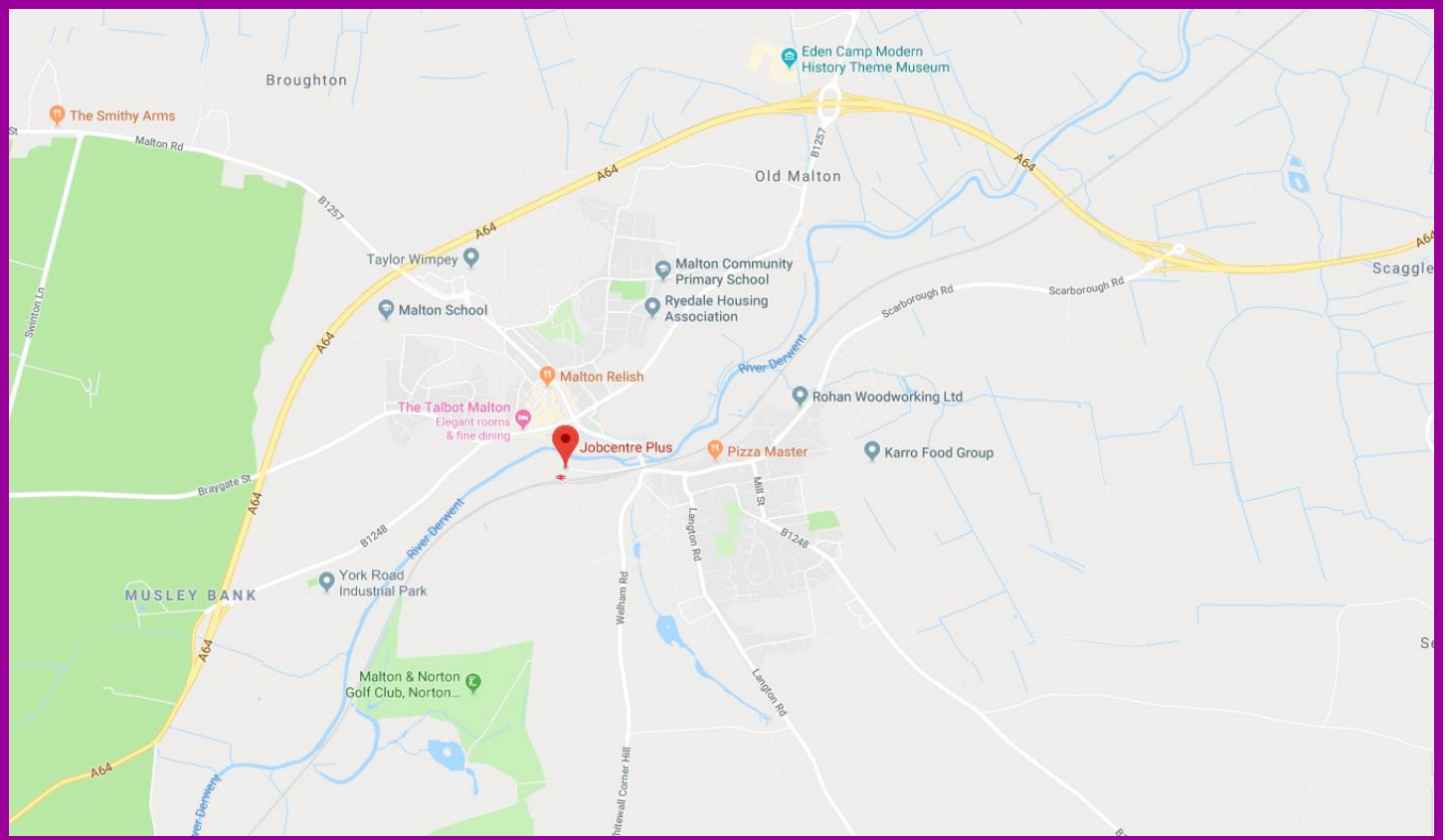
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