

# YORK

49 NORTH MOOR LANE YO32 9QN



## MODERN OFFICE BUILDING with parking

### REDEVELOPMENT POTENTIAL (Subject to planning)

- Sought after location
- Close to Monks Cross's extensive retail and leisure facilities
- Excellent road access to Ring Road and regional network
- Self contained detached building
- Secure on site parking
- Excellent features including air conditioning and storage
- Close to local amenities including shops, post office, schools

# 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](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

MPC

## LOCATION

The property occupies a prominent position situated on North Moor Lane, York within the Huntington area of the City, approximately 3 miles north of the city centre.

Huntington is a popular location comprising a mix of residential areas, local shops, schools, recreational facilities and businesses. It is close to Monks Cross which provides an extensive range of shopping and leisure facilities including the Vangarde Centre with John Lewis, M&S and Cineworld, and Monks Cross Shopping Park. The area is served by a number of roads that link to the city centre and other areas of the City and lies close to the A1237 North York Ring Road which provides connections to the regional road and motorway network.

There are good public transport connections and a wide range of good local amenities with the extensive retail, leisure and service amenities of York City Centre, Monks Cross and the wider York area being readily accessible.

## DESCRIPTION

The subject property comprises a purpose built 2 storey detached office building plus single storey rear extension. The front building is of cavity brick construction and the rear extension is clad with blockwork and profiled metal sheets.

Internally the property is laid out to provide a range of open plan and smaller office rooms with managers office and boardroom. At the rear of the extension there is storage/workshop area.

There are a range of internal features including fitted kitchens, WCs (incl disabled), central heating, air conditioning and standard office fitments. The property is connected for electricity, water, drainage and gas fired central heating.

There is parking to the front and rear of the building, providing circa 20 spaces.

## FLOOR AREA (Net internal approximate)

Ground Floor	141 sq m
First Floor	147 sq m
Rear extension	178.77 sq m
Total	466.77 sq m (5028 sq. ft)

## SERVICES

We are advised that the property is connected for all mains services.

## RE-DEVELOPMENT

We believe that, subject to planning, the property has potential for alternative uses including a redevelopment to provide residential accommodation. By way of example, our clients have prepared a plan showing an indicative scheme of 7 units. Interested parties must make their own enquiries in this regard.

### **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.

## SALE TERMS

The property is available for sale at an asking price of £650,000

## RATEABLE VALUE

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable values.

2017 list - £38,250 (subject to the business rate on the pound)

## VAT

We are advised that the property is not registered for VAT but interested parties must make their own enquiries in this regard.

## TIMING

Vacant possession of the property will be available on completion of the vendors relocation to new premises, currently estimated to be March 2021.

## VIEWING

Viewings are by strictly prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) 01904 692929 or 07725 416002

Subject to Contract – 190220



The plans are for identification purposes only

MCBEATH PROPERTY CONSULTANCY LIMITED

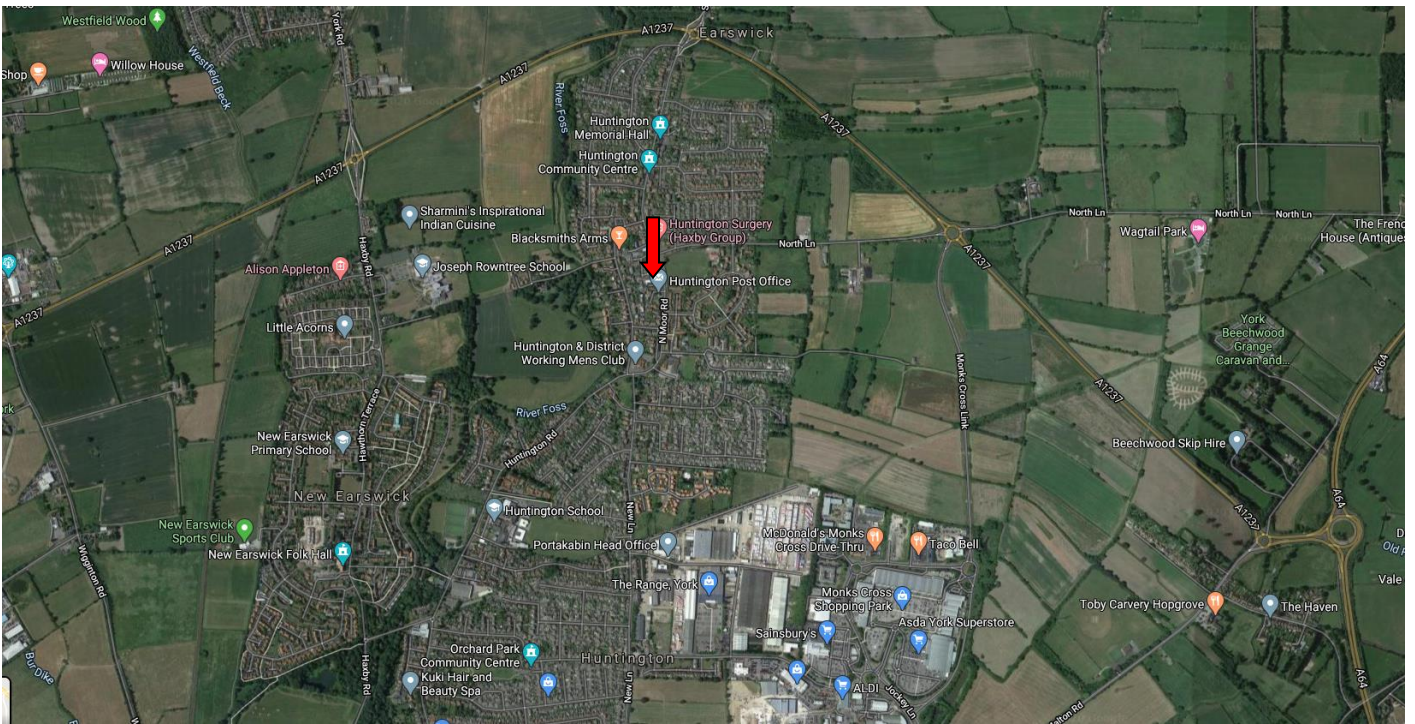
CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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

TEL 01904 692 929 FAX 01904 690 488 WEB [mcbeathproperty.co.uk](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

MPC



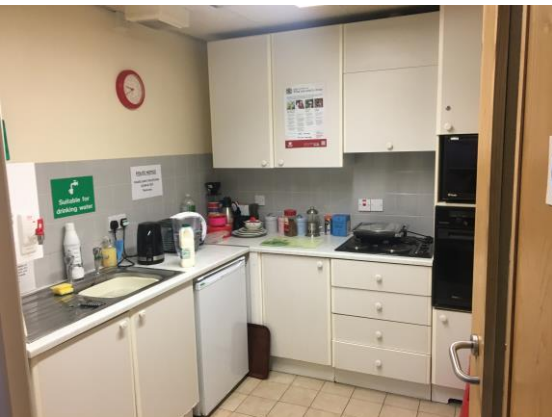
**Approximate boundary only – not to be relied on**

**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.



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](http://mcbeathproperty.co.uk)

REGISTERED IN ENGLAND No. 5491610

MPC