

KIRKBYMOORSIDE YORK YO62 6EG



STORAGE UNITS

TO LET

**From 23.3 sq m (251 sq ft)
to
107.15 sq.m. (1,153 sq.ft.)**

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 property is situated on Manor Vale Lane, a short walk from Kirkbymoorside town centre.

Kirkbymoorside is an attractive and sought after market town comprising a wide range of employers and a variety of local facilities and amenities. The town has very good road connections being adjacent to the A170 main road that links the Yorkshire coast across to Thirsk at the junction with the A19, and the A168 link to the A1(M).

DESCRIPTION

The subject property comprises an established works site with a number of differently sized units. The site is securely fenced.

Each storage unit will comprise an electricity supply, overhead lighting and an electrically operated roller shutter door.

There are also some smaller rooms that could be used for office and/or storage. Please contact the agents for details of sizes and rents.

Tenants will have shared use of WCs and kitchenettes.

FLOOR AREAS (G.I.A.)

The storage units are in sizes from 23.3 sq m (251 sq ft) to 107.15 sq.m. (1,153 sq.ft.)

We can also offer lock up storage containers of either 80 sq ft or 160 sq ft.

LEASE TERMS

The storage units are available on new tenancy agreements for a minimum preliminary period of 1 year and then monthly thereafter.

RENTALS (per annum)

The storage unit rents will equate to £10 per sq ft per annum which will include site cleaning and management charge.

Tenants will pay their own electricity bills and business rates (if applicable).

VAT

VAT will be charged on all charges at the applicable rate.

RATEABLE VALUES

Interested parties should make their own enquiries with Ryedale District Council (01653 600666)

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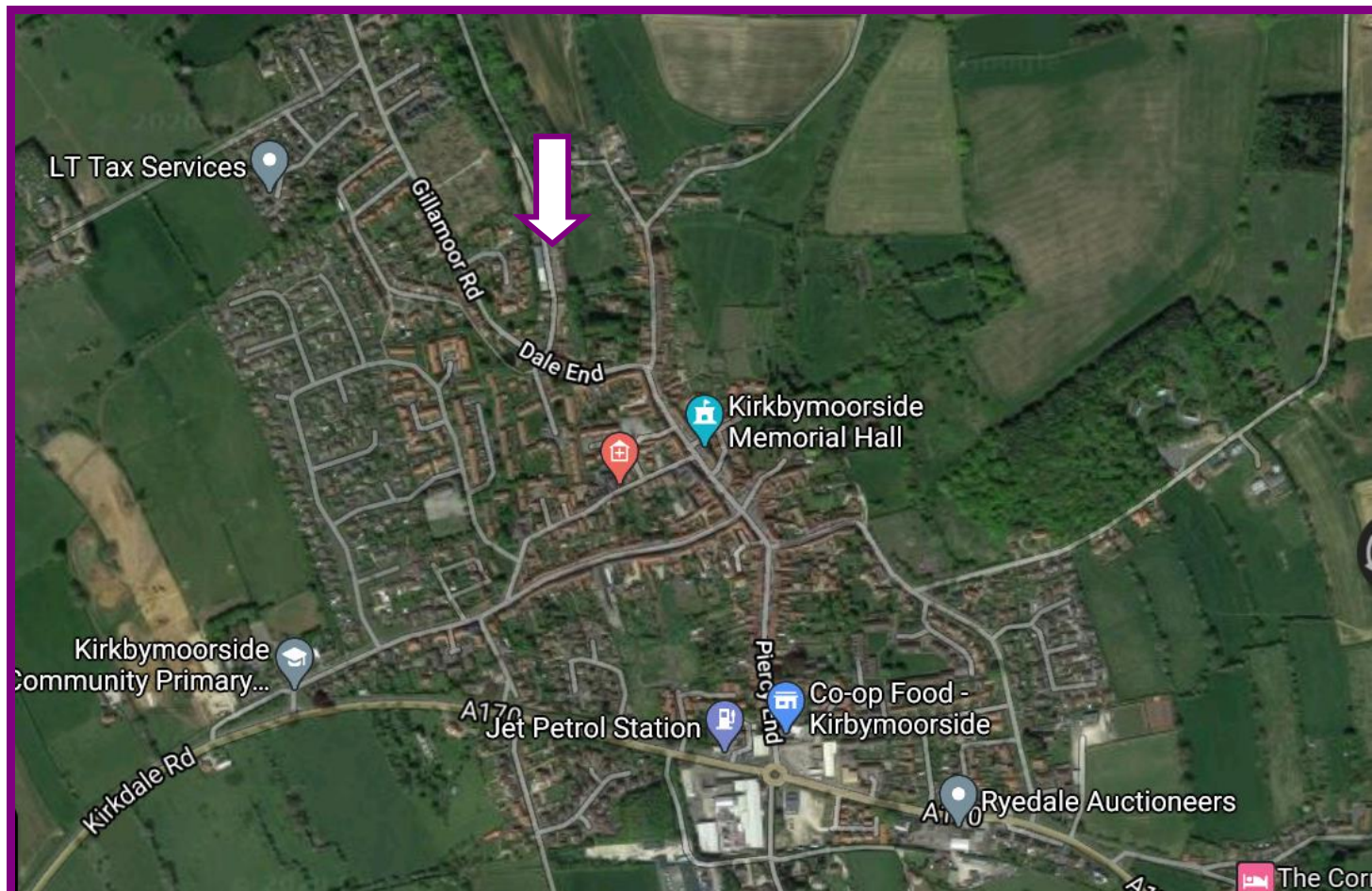
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VIEWING ARRANGEMENTS

Strictly by prior appointment with the Sole Agents andrew@mcbeathproperty.co.uk
07725 416002 01904 692929

Subject to contract - 150121



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
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MPC