

# MALTON, NORTH YORKSHIRE YO17 7AA



## Prominent self-contained office premises

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

**277.4 sq m (2,986 sq ft) approx**

## TO LET

### 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

This property is situated in a very prominent position on Yorkersgate the main link road from the A64 by-pass into 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 within easy walking distance of all the amenities and services of Malton town centre.

## Description

The subject property forms part of a terrace of period buildings of traditional construction. Internally the offices are arranged over 3 floors and provide a range of attractive differently sized offices, together with kitchen and WC facilities.

There are separate entrances available so whilst the Landlord would prefer a single letting of the whole, they are able to consider smaller lettings.

The offices benefit from data cabling and central heating.

Externally, there is a car park which can be offered subject to the number of tenants and availability.

## Floor Area

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

Ground floor entrance, reception and offices	40.0 sq m (431 sq ft)
First floor offices:	121.7 sq m (1,310 sq ft)
Second floor offices:	115.7 sq m (1,245 sq ft)
<b>Total:</b>	<b>277.4 sq m (2,986 sq ft)</b>

## Use

Offices

## Terms

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

Please contact this office for further details and pricing information.

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## Rateable Value

We have made enquiries of the VO website and understand that the property has a rateable value of £18,000 (2017 list) subject to the business rate in the £.

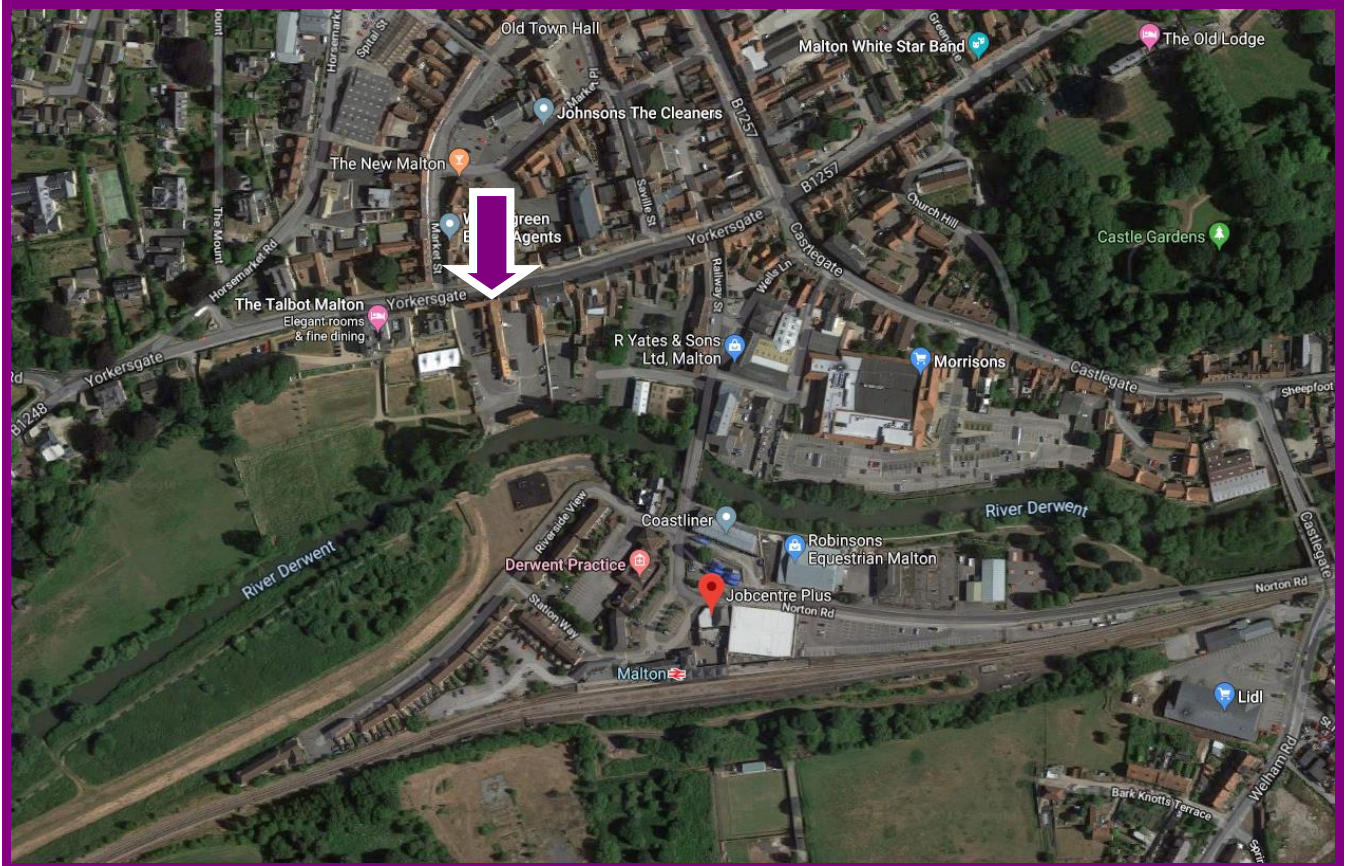
## VAT

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  
[andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002

Subject to contract – 130421



## MCBEATH PROPERTY CONSULTANCY LIMITED

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# M|P|C