

# WELBURN BUSINESS PARK

YORK YO60 7EP



## OFFICE UNIT

- **Excellent Established Location**
- **Quick access to major routes**
- **Versatile space**
- **Large shared yard and parking area**
- **Good range of features**
- **Ideal for SIPP/SSAS purchase**
- **May suit conversion to residential (subj to planning)**

## FOR SALE

### 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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## **LOCATION**

This unit forms part of the highly successful Welburn Business Park, situated with almost immediate access on to the A64 between York and Malton. The A64 provides direct links to Scarborough, Leeds and the A1(M). The Yorkshire Coastliner Bus service provides excellent public transport links between Leeds and the Yorkshire Coast, the towns and cities in between

Malton and York have superb rail connections enabling London to be reached in less than 2½ hours

## **DESCRIPTION**

The unit is of traditional stone construction with brick dressings and is built over a single storey. It is set within an attractive and characterful rural business complex, yet only a very short distance from the A64 and is close to the village of Welburn which has a popular pub/restaurant and café. The property is laid out to provide a reception and 3 interlinking offices with a kitchen and disabled W.C. There is heating provided by panel radiators.

Subject to planning, there may be potential to convert the unit into a cottage. This is an informal opinion only and interested parties must make their own enquiries.

Externally there is a large car park providing plentiful car parking.

## **FLOOR AREAS**

The available unit comprises approx.

74.35 sq m (800 sq ft)

## **PRICING**

The asking price is £135,000.

A lease may be considered subject to terms and tenant status.

## **RATEABLE VALUE**

Please make enquiries with the Local Authority. Ryedale District Council 01653 600666

## **SERVICES**

Mains electricity, water and drainage are available to the property

## **VAT**

Unless otherwise advised interested parties should assume that the price will be subject to VAT at the applicable rate.

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## VIEWING ARRANGEMENTS

The property can be inspected by prior arrangement with the agents.

## FURTHER INFORMATION

For further information, including floor plans, please contact the Agents on [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002 / 01904 692929.

Subject to contract 010218



MCBEATH PROPERTY CONSULTANCY LIMITED

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