

York, Strensall

The Stoneyard, Haxby Moor Road, York, YO32 5WH

McBeath
Property Consultancy

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WORKSHOP BUILDING with offices and large external area

- Edge of village location
- Well positioned for access to York and ring road
- Functional workspace
- Versatile property suitable for various uses
- Situated on large site
- Close to local amenities
- Possible re-development opportunity (subject to planning)

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. Registered in England no. 5419610

LOCATION

This unit is situated on the edge of the service village of Strensall approximately 3 miles from the A1237 North York ring road. A range of amenities are within walking distance, including 2 convenience stores, Boots pharmacy and a number of other services and businesses.

The villages to the north of York are sought after for residential property and have a thriving business environment thanks to popular and well established business parks, for example at Sheriff Hutton and Sutton on the Forest.

York is one of the worlds most recognised cities with a rich history that attracts visitors from around the globe. It is also an established and growing commercial centre with a wide range of industries and an enviable quality of life.

DESCRIPTION

The property is of portal framed construction, clad with cavity brick and metal sheet elevations with a sheet clad pitched roof.

The unit has concrete flooring and is provided with works/storage, offices, W.C. and tea point at ground floor level.

There is a sliding loading door and high-bay sodium lighting to the main work area. The work space has electric heaters.

Externally, the property has a comparatively large yard area which is primarily unmade but mainly level. The site is secured by a lockable gate.

FLOOR AREAS (approx. to GIA)

Workshop –	369.4 sq m (3975 sq ft)
Office -	81.3 sq m (875 sq ft)
Total -	450.7 sq m (4850 sq ft)

Approximate site area – 0.8 acre

SERVICES

We are advised that the property is connected for mains electricity (including 3 phase), water and drainage. The offices have wall mounted electric heaters.

RE-DEVELOPMENT

We believe that, subject to planning, the property may have potential for alternative uses. This is an opinion only and interested parties must make their own enquiries in this regard.

SALE TERMS

The property is available for sale at an asking price of £295,000.

N.B. please note that the property has items of plant, fixtures and fittings associated with the vendors business, which can be sold by separate arrangement or removed prior to sale.

RATEABLE VALUE

We have made enquiries via the Valuation Office website but were unable to ascertain the rateable value of the property.

The rateable value will be subject to the uniform business rate in the £ to assess rates payable.

EPC

An EPC will be provided.

VAT

Interested parties must take their own enquiries in this regard.

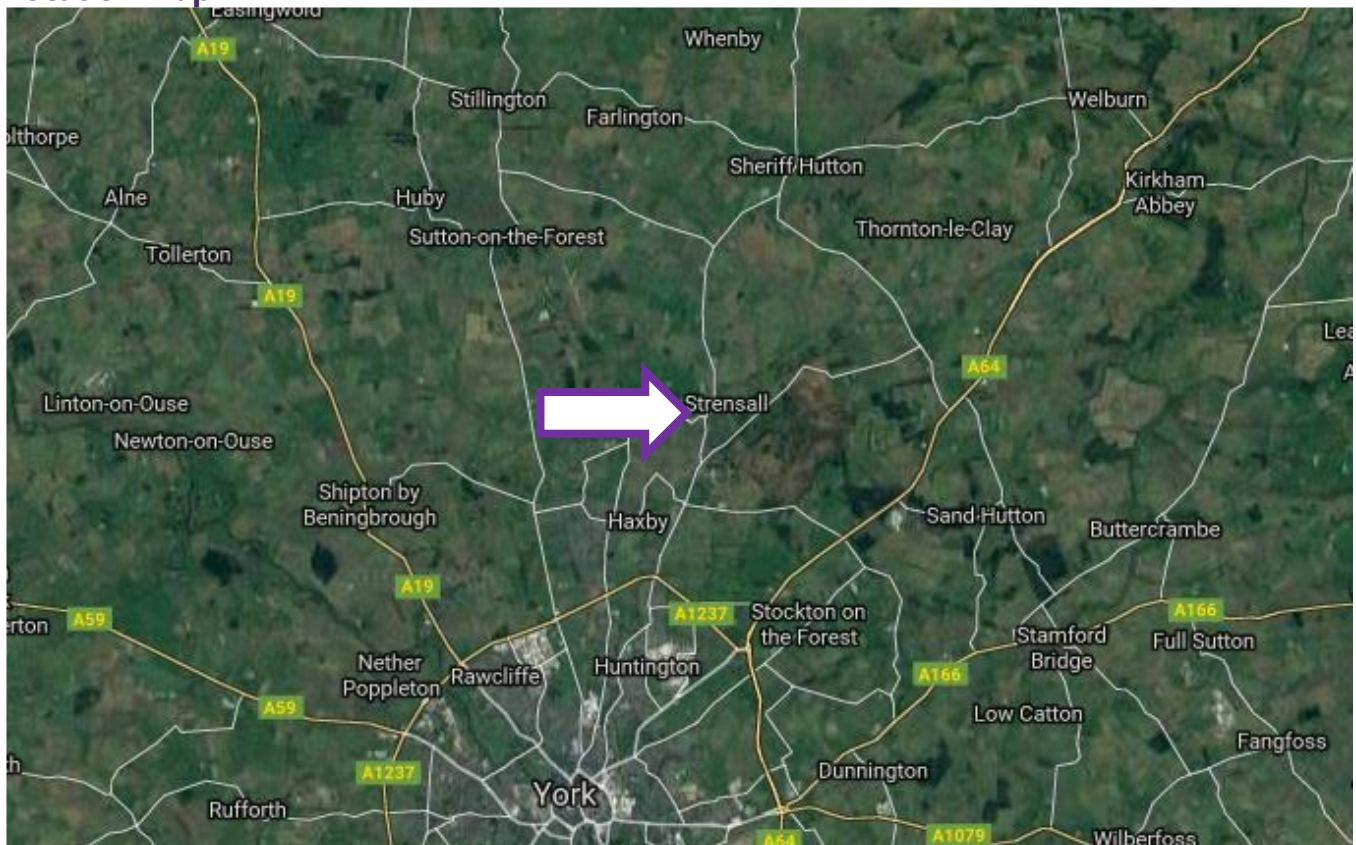
TIMING

The property is immediately available with vacant possession subject to satisfactory completion of legal procedures.

VIEWING

Viewings are by strictly prior appointment with the joint sole agents McBeath Property Consultancy andrew@mcbeathproperty.co.uk **07725 416002** or **01904 692929**

Location Map





Additional Photos



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