

**On behalf of Thomas's of York**

**COMMERCIAL UNIT**  
**SAWMILL LANE INDUSTRIAL ESTATE**  
**HELMSLEY**



**A rare opportunity to acquire business premises in the sought-after market town of Helmsley, North Yorkshire**

- **SELF-CONTAINED SITE**
- **ESTABLISHED BUSINESS LOCATION**
- **PROMINENT FRONTAGE**
- **PURPOSE-BUILT BUILDING**
- **PROPOSED UPGRADING WORKS**

**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**

The property is situated on Sawmill Lane Industrial Estate on the outskirts of the historic and sought-after market town of Helmsley. Helmsley's town centre is within easy walking distance. The Property can be accessed from Station Road.

Helmsley is situated on the A170, which provides a connection between the Yorkshire coast at Scarborough to Thirsk, the A19 and the A1, offering excellent road links.

The town has a well-established and strong economic profile, thanks to highly-regarded employers, such as Thomas the Baker, Bisca, Duncombe Sawmill Limited, Duncombe Park Estate and North York Moors Park Authority.

Sawmill Lane is the main and best-established industrial estate in Helmsley, comprising a wide range of units and occupiers. Plans under the Local Development Framework are in hand for a major extension to the Industrial Estate.

## **DESCRIPTION**

The property comprises a site that is developed at the front with a purpose-built commercial building of brick construction.

## **FLOOR AREAS**

The building provides an approximate gross internal floor area of

302 sq.m. (3,250 sq.ft.)

## **SERVICES**

The site is connected for mains electricity (including 3-phase), water and drainage.

## **RATEABLE VALUE**

To be assessed.

## **TERMS**

We are instructed to offer the property on new effective full repairing and insuring lease for a term and rental to be agreed, subject to internal fit out requirements.

## **VAT**

The rent is subject to VAT at the applicable rate.

## **FURTHER ENQUIRIES**

We are able to arrange a site visit. Please contact the Sole Agent.

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

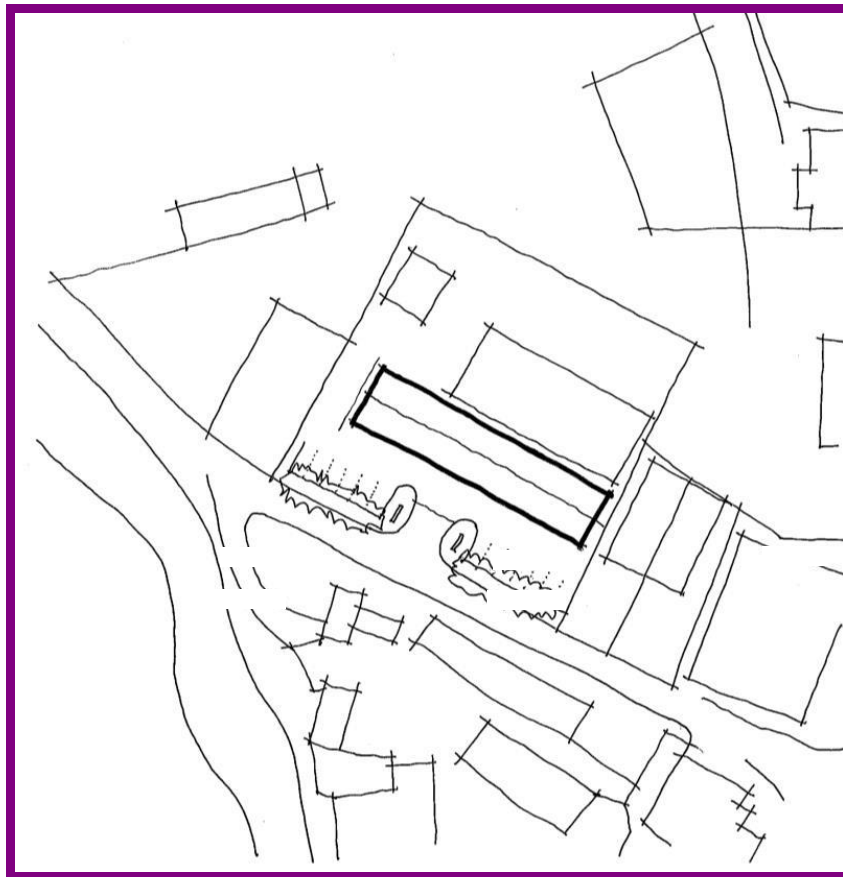
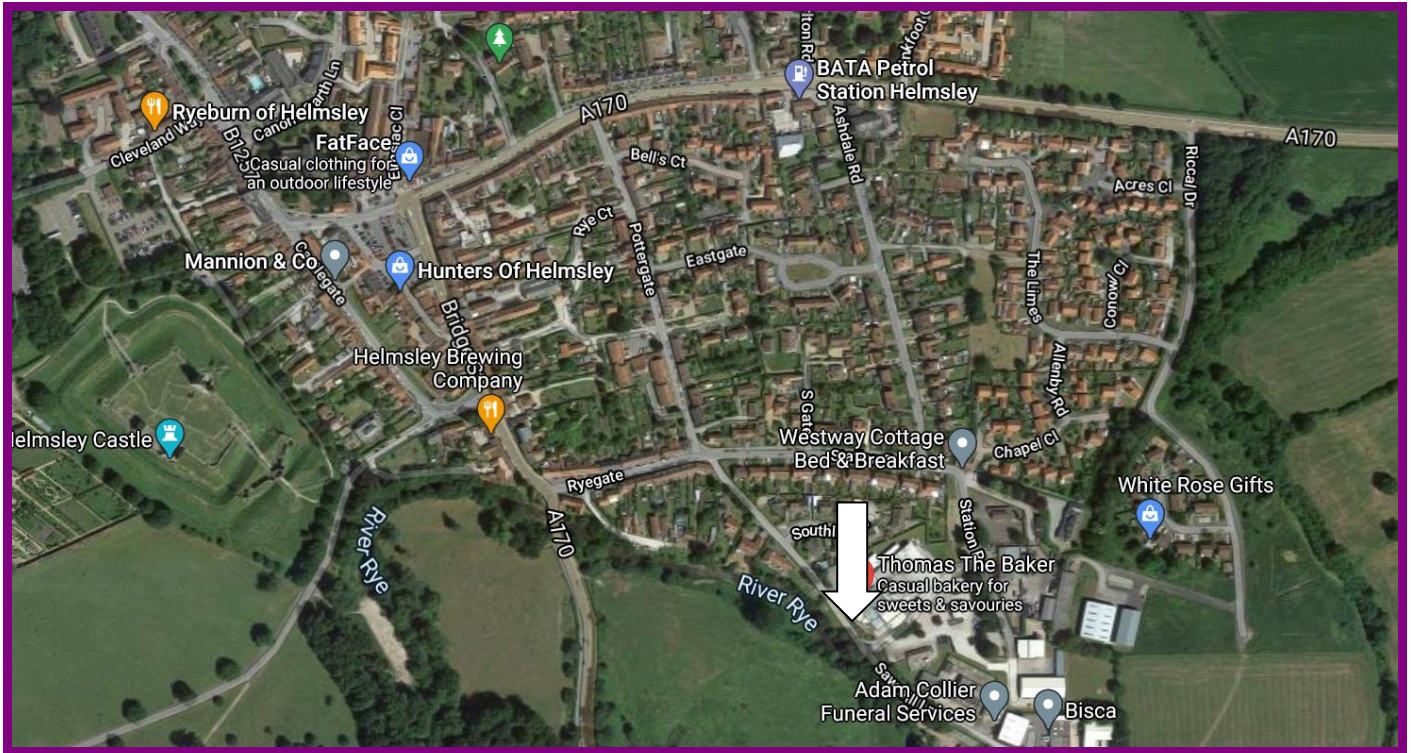
Subject to Contract 121020rev

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**MCBEATH PROPERTY CONSULTANCY LIMITED**

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS  
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