

York, Shirbutt Lane, York YO26 8JT

McBeath
Property Consultancy

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WORKSHOP BUILDINGS

with offices and large yard area

- Highly accessible location close to A59
- Well positioned for access to York, Harrogate, A1(M)
- Functional workspace with offices
- Versatile property suitable for various uses
- Situated on secure large site with concrete yard areas
- Close to local amenities
- Possible additional development (subject to planning)
- Adjoining house with large gardens also for sale

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

The property is situated on Shirbutt Lane close to the junction with the main A59 arterial road that connects York to the A1(M) and Harrogate. York city centre and the A1237 Ring Road are approximately 4 miles and 2 miles distant respectively. The attractive village of Hessay is nearby.

The villages to the west 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 Marston Business Park, Tockwith and Hessay Industrial Estate.

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 comprises 2 buildings of steel portal framed construction, the larger of which is clad with single skin profiled metal decking and the other with pre-cast insulated sheet panels.

The larger building is laid to provide 2 separate open plan workshop/warehouse area, one of which has a vehicle inspection pit, with a 2-storey office facility in the middle comprising, office and training/meeting rooms, kitchen and WCs and a reception within a brick built front extension.

The smaller unit is fully open plan with a tea point facility.

Both properties have loading doors to all works areas.

Externally, the property includes large yard areas, the majority of the rear yard being concrete laid. To the front there is a primarily level car park. The site has 2 secure gated points of access, currently employing a separate site entrance and exit system.

FLOOR AREAS (approx. to GIA)

Main Building

Workshop 1 – 141.29 sq m (1520 sq ft)

Workshop 2 – 134.86 sq m (1451 sq ft)

Office - 91.84 sq m (1075 sq ft)

Sub-Total - 376.99 sq m (4056 sq ft)

Rear Building – 113.97 sq m (1226 sq ft)

Total - 490.96 sq m (5282 sq ft) Approximate site area – 1.25 acre

SERVICES

We are advised that the site is connected for mains electricity (including 3 phase) and water. Foul drainage is to mains via an interceptor tank and run-off is to a nearby watercourse. The offices have wall mounted electric heaters.

SALE TERMS

The property is available for sale based on offers in excess of £525,000.

Please note the information below regarding the adjoining house.

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.

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.

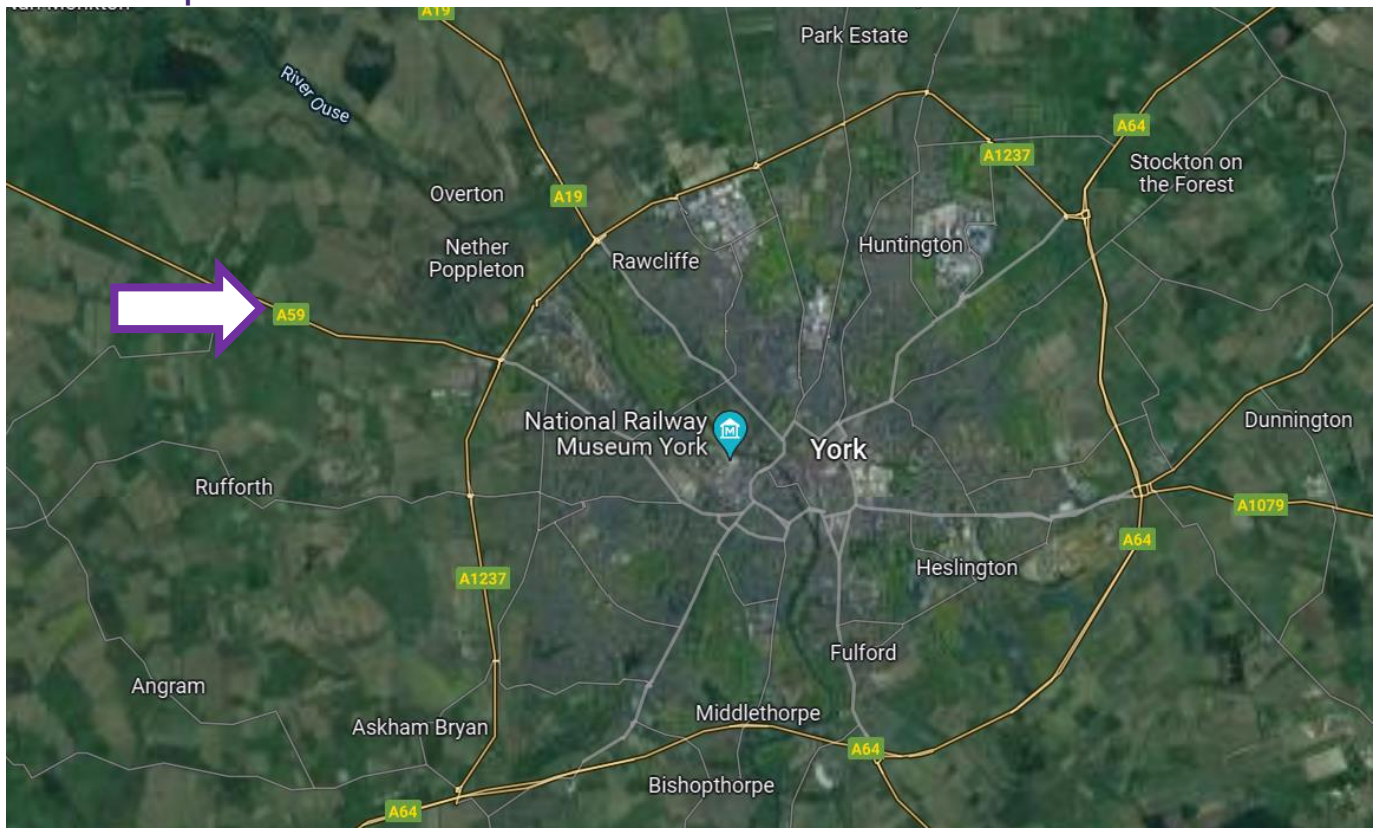
VIEWING

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

ADJOINING HOUSE

Interested parties should note that the adjacent house and land is also available for sale by the same vendor. A sale of both properties would be preferred. We can provide a copy of the sales particulars but for further discussion please contact Jo Hollins or Ed Hartshorne at Blenkin and Co; 01904 671672 jo.hollins@blenkinandco.com edward.hartshorne@blenkinandco.com

Location Map





Approximate boundary only – not to be relied on

Additional Photos



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