

WELBURN BUSINESS PARK

YORK YO60 7EP



OFFICE UNIT 5

- **Excellent established location**
- **Quick access to major routes**
- **Versatile space**
- **Available as a whole or in parts**
- **Large shared yard and parking area**
- **Good range of features**
- **Flexible lease packages**
- **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. There is heating provided by panel radiators.

The property has an interesting quirky layout with reception, break out area, fitted kitchen and WCs, 2 office areas, meeting room and store room.

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. The adjoining property is also for sale by separate vendor but we can discuss the potential of a combined sale of both units.

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

FLOOR AREAS

The available unit comprises approx.

138.57 sq m (1,491 sq ft)

PRICING

Asking Price £175,000. Offers invited for the long leasehold interest.

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 rent 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 or 07725 416002 / 01904 692929.

Subject to contract 010617120721



MCBEATH PROPERTY CONSULTANCY LIMITED

CHARTERED SURVEYORS, AGENTS, VALUERS, DEVELOPMENT CONSULTANTS
PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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