

MALTON, NORTH YORKSHIRE

YORK ROAD INDUSTRIAL ESTATE, YO17 6YB

McBeath
Property Consultancy

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WAREHOUSE/INDUSTRIAL BUILDING with showroom and offices

- Excellent established location
- GIA of 15,706 sq. ft. (1,459 sq m) approx
- Accessible location close to town and A64
- 3 phase power, mezzanine
- Large secure yard area and front parking
- Internal offices and kitchen facilities

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 with prominent frontage to Derwent Road on the York Road Industrial Estate, which is strategically positioned between the A64 dual carriageway and Malton town centre.

York Road provides immediate access to the A64 and Malton town centre, which is within walking distance.

The Estate is established as Ryedale's largest and most popular business area, with a wide range of business uses, including office, warehouse, industrial and showroom.

Malton has excellent public transport provision including a station on the Trans Pennine rail link and the Yorkshire Coastliner bus service. The local shopping facilities are very good with an extensive selection of shops, cafes, restaurants and other services, many of which are arranged around the historic Market Place.

Description

The property comprises a site that is developed with a detached industrial building of steel portal framed construction, clad with cavity brick and double skin metal clad insulated elevations. The property has a pitched roof, which is also clad with double-skin insulated metal decking. The property provides an open plan warehouse/workshop and to the front of the building there are ground floor offices and ancillary space with additional mezzanine floor space above.

The property has a loading door and canopy to the rear elevation, overlooking the yard, and a range of other features typically found in industrial buildings:

- Solid concrete flooring
- Overhead lighting
- Roller shutter loading door
- Mezzanine office/store
- Kitchen/W.C.s

Externally, the property has a good sized secure rear yard area. To the north of the property along the side elevation of the building is an additional parcel of land could be used for external storage and/or parking.

Floor Areas (gross internal approximate)

Main Warehouse/Workshop	906 sq m	(9752 sq ft)
Ground floor showroom/office	276 sq m	(2977 sq ft)
First floor mezzanine store/office	276 sq m	(2977 sq ft)
TOTAL	1,458 sq m	(15,706 sq ft)

Services

We are advised that the property is connected for mains services of electricity (incl 3-phase) and water.

Asking Price

On application

Rateable Value

We have made enquiries via the Valuation Office web site from which we believe the property has the following rateable value. However, interested parties must make their own enquiries to clarify this figure as we are unable to verify its accuracy.

2023 list - £78,000 (subject to the business rate in the pound)

Tenure

The property is held by way of freehold.

Planning

We believe that the property is suitable for Use Classes B2 general industrial and B8 warehouse. All interested parties should undertake and rely on their own planning enquiries and due diligence with North Yorkshire Council (Ryedale).

VAT

The price is subject to VAT at the applicable rate.

Viewing

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

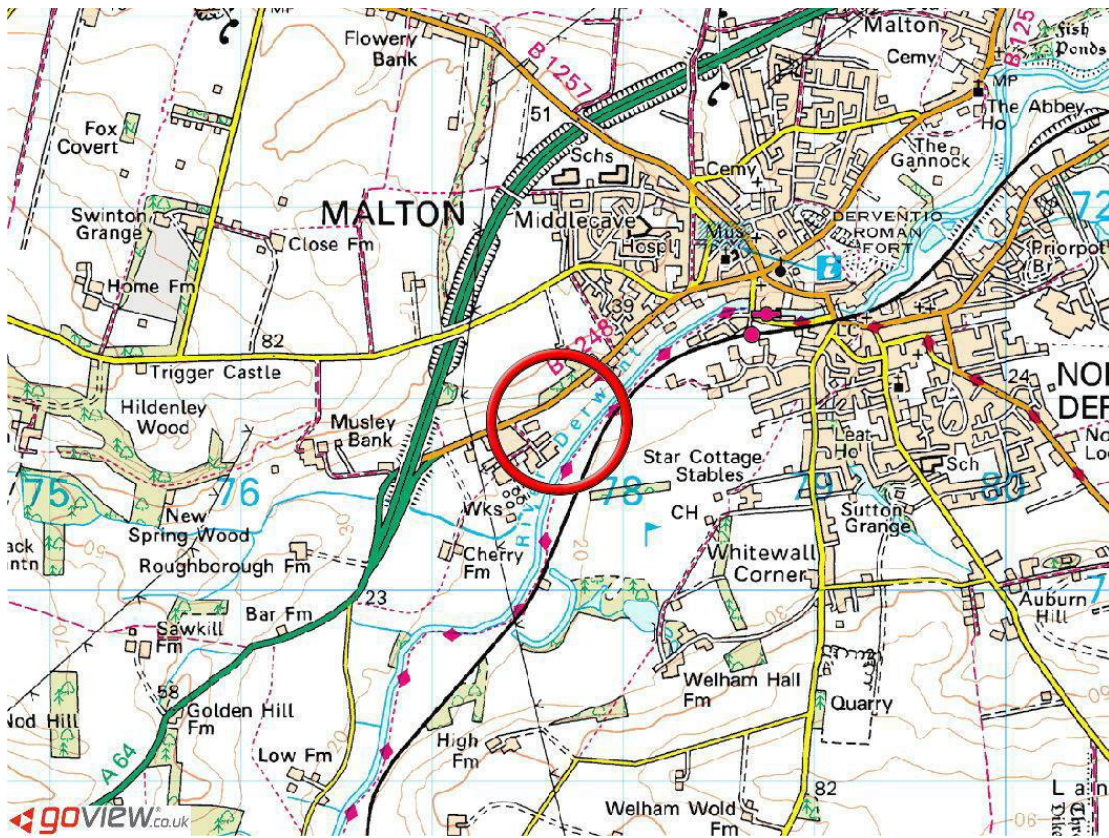
Location Map

The following plans are for identification purposes only.



Approximate boundary (including additional land under registration) for indicative purposes only

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