

# **YORK, Murton**

Murton Lane, YO19 5UQ



## **Versatile Commercial Premises on a large plot**

- Popular village location close to York
- Ground floor accommodation
- 158.48 sq m (1,705 sq ft) approx.
- Short drive to main roads and amenities
- Would suit a range of uses (subj to planning)
- Large rear car park
- Attractive garden to front

# **TO LET**

## Location

This property is situated in the pleasant village of Murton on the outskirts of the city of York.

Murton is accessed from Murton Lane, the link road between the village and the A166 Stamford Bridge Road close to its junction with the A1079 into York and the A64 by-pass east of York. The property therefore has good road connections to the local and regional road network, including the A1(M). There is a regular local bus service with stops nearby.

The property is situated within a short drive of both Osbaldwick and Dunnington villages, where there are established industrial parks and which offer a number of amenities, including shops, pubs and cafes.

The extensive retail and leisure facilities of Monks Cross can be reached in approximately 10 minutes.

## Description

The property is a former dining pub of traditional construction, occupying the ground floor of what was originally two properties.

Internally the ground floor is laid out to provide a main bar area with side bars and snug together with store room, beer 'cellar' and catering kitchen.

The property has a number of features including solid fuel burner, fireplaces, exposed brick finishes and timber beams. The main bar has a good sized serving area with fixtures and fittings in keeping with its former pub use. There are a number of items of furniture that can also be offered if required.

There are WCs and a shower.

Externally there is an attractive enclosed front garden with decking and to the rear the tenant will have shared use of a large car park.

There is a spacious first floor flat that may also be available subject to terms.

## Floor Area (gross internal approximate)

Main Bar area	44.63 sq m (480 sq ft)
Side Bar 1	31.20 sq m (336 sq ft)
Side Bar 2	16.45 sq m (177 sq ft)
Snug	22.66 sq m (244 sq ft)
Kitchen	16.34 sq m (176 sq ft)
Store	8.70 sq m (94 sq ft)
Cellar	18.50 sq m (199 sq ft)
<b>TOTAL</b>	<b>158.48 sq m (1,705 sq ft)</b>

## Services

We are advised that the property is connected for mains services of electricity, gas and water. There are radiators through the property including feature tall units.

## Use

The property could lend itself to a number of uses, restaurant, health and fitness, community facility, healthcare providers. Interested parties must make their own planning enquires.

## Lease Terms

The property is available on an internal repairing and insuring lease for a term of years to be agreed.

The asking rental is £18,500 per annum.

Please enquire separately about the lease terms and rent for the first floor flat.

## Rateable Value

Interested parties must make their own enquires in relation to rateable value and business rates.

## VAT

The rent is subject to VAT at the applicable rate.

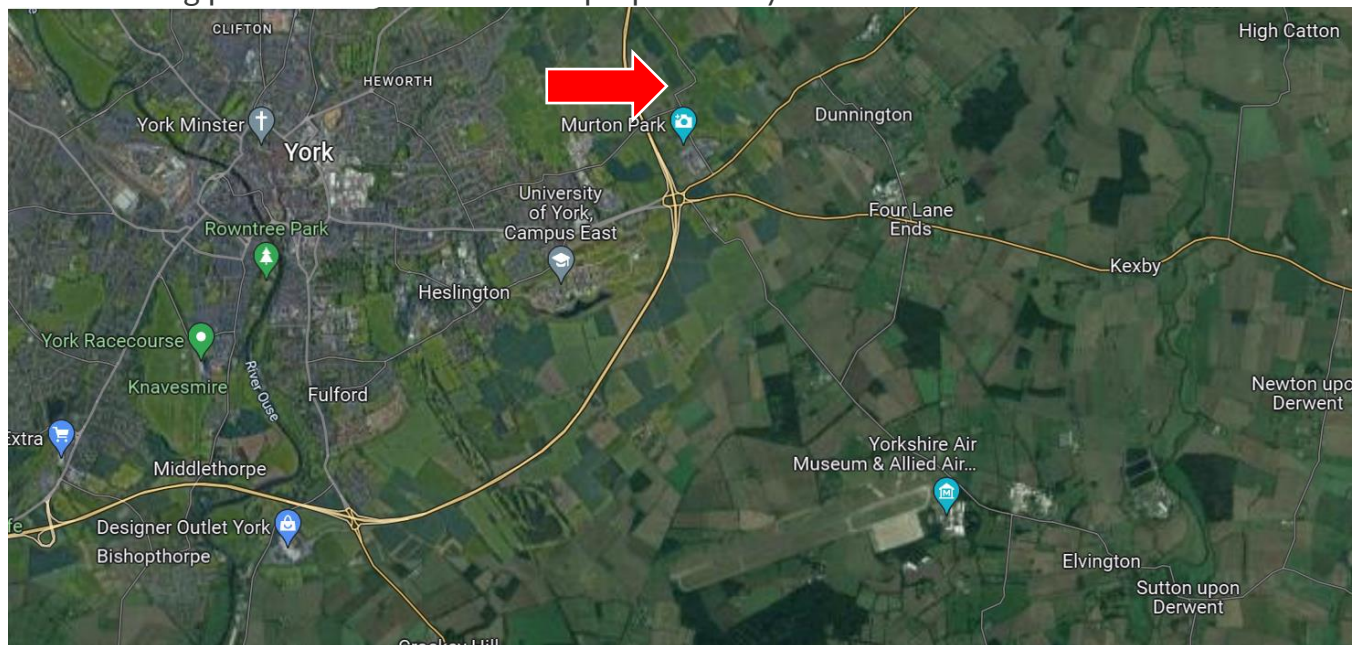
## Viewing

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

Subject to contract 211124

## Location Map

The following plans are for identification purposes only.







**Approximate boundary for indicative purposes only – not to be relied on**

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