

GANTON SERVICE STATION

**BETWEEN MALTON and
SCARBOROUGH NORTH YORKSHIRE YO12 4SN**

McBeath
Property Consultancy

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PRICE REDUCED

**Garage and Sales Premises, industrial units, HGV storage land,
grazing field and 2 detached houses**

- Prominent frontage site
- Interesting mix of uses
- Close to village amenities
- Lifestyle business and investment opportunity
- Income generating
- Attractive countryside views

FOR SALE

LOCATION

The property is situated between Malton and Scarborough close to the village of Staxton with frontage to the A64 which is a busy road that connects Leeds, York, Malton and Scarborough. The Yorkshire Coastliner bus route between Leeds and the Yorkshire Coast stops right outside the subject property. Seamer railway station which forms part of the Trans Pennine link is a short drive away. Car and public transport accessibility is therefore excellent.

DESCRIPTION

The property comprises a site of approximately 1.42 hectares (3.5 acres), and is currently built with a range of buildings briefly described below;

- Vehicle workshop with reception office, office/stores and WC. Gross Internal area (GIA) approx. 106.05 sq m (1141 sq ft)
- 3 Industrial units with shared yard. GIA approx. of 65.56 sq m (705 sq ft) each. 2 are combined into one. Shared WC.
- Main bungalow with 3 bedrooms (including master suite) and large gardens.
- Dormer bungalow with 5 bedrooms and large garden.
- Car sales forecourt with modular sales office. We are advised that up to 42 cars can be displayed. Shared WC.
- Rear HGV parking and storage land. Consent to park up to 8 trucks and unrestricted number of trailers.
- Grazing field.

SERVICES

The property is connected for mains services of electricity (including 3-phase), water and drainage. Heating is provided by both oil and calor gas fired systems.

PLANNING

We believe the property has appropriate planning consents. Interested parties should make their own enquiries in this regard.

INVESTMENT

The car sales forecourt is let on a 10 year lease from 21st April 2023 at a current rental that equates to circa £10,358.40 per annum.

The front garage workshop property is let on a 10 year lease from 24th August 2019 at a current rental that equates to circa £9167 per annum.

The 3 industrial units are let on leases at current rentals totalling £11,208 per annum approx.

The rear storage land generates a combined income of circa £1250 per month.

A tenancy schedule is available on request.

N.B. these figures are approximate and subject to confirmation.

As an opinion and by way of example only, the upgrading and sale of the houses would then present a very attractive yield for the remaining commercial element.

PRICE

We have just reduced the price. Offers are now requested based on a guide price of £975,000.

VAT

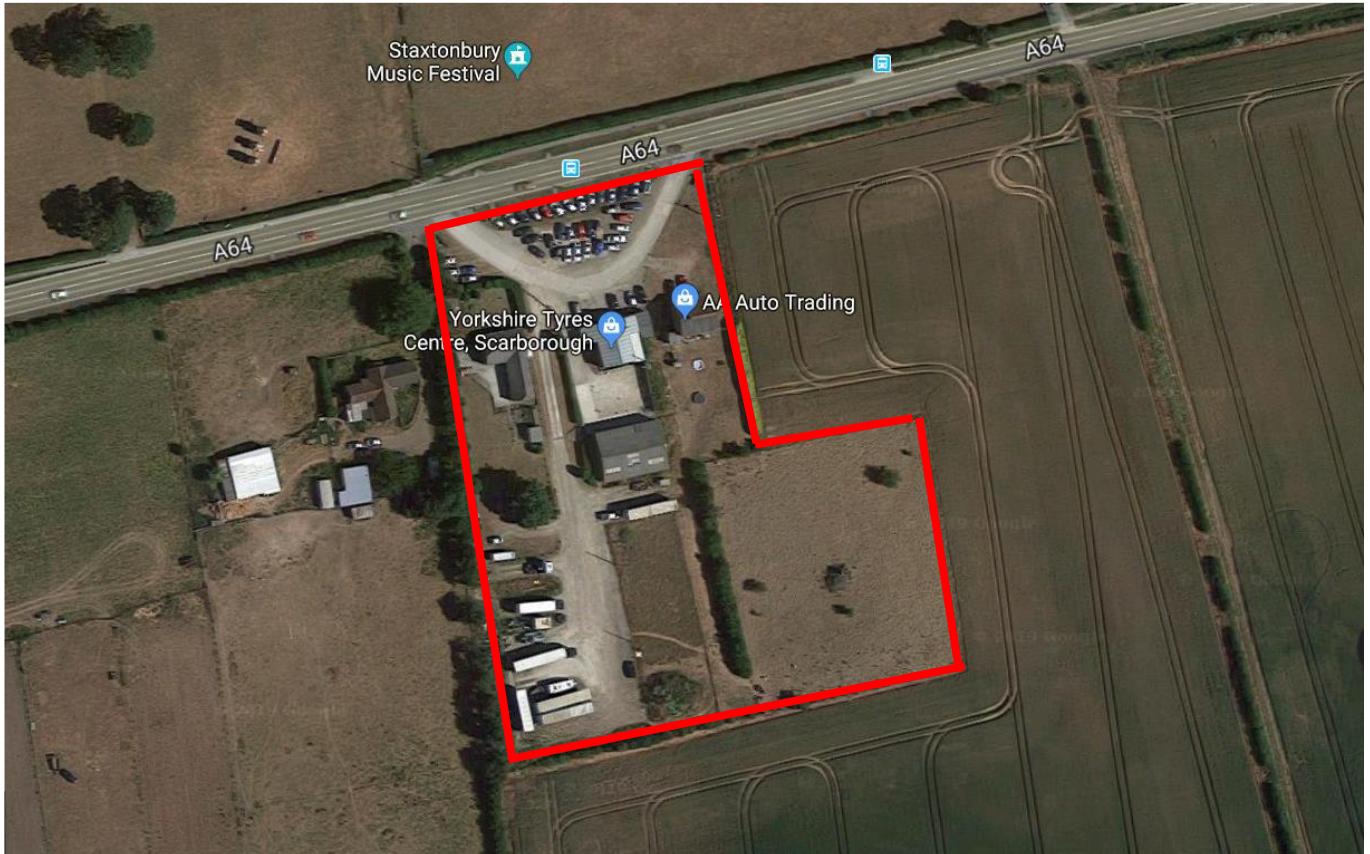
We are advised that the property is not registered for VAT.

VIEWING AND FURTHER ENQUIRIES

Strictly by prior private appointment with the sole agents. Andrew McBeath
andrew@mcbeathproperty.co.uk 07725 416002

Please note that the details provided herein are based on information provided to this firm which is to the best of the vendors knowledge and is subject to confirmation. Subject to Contract 200524

N.B. The sale is subject to the relocation of the residents of both houses.



Approximate boundary only – not to be relied on



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