

# Riccall, nr York

York YO19 6QL

**McBeath**  
Property Consultancy

01904 692929  
mcbeathproperty.co.uk



## STORAGE BUILDING

- Accessible location to A19
- Well positioned for access to York, Selby, M62
- Open storage space
- Large yard area
- 334 sq m (3603 sq ft) approx.
- Connected for water and electricity

# TO LET

## LOCATION

The property is situated on King Rudding Lane which connects directly to the main A19 arterial road that links York to Selby and the M62. York city centre is approximately 12 miles to the north and the attractive village of Riccall is nearby.

The villages to the south of York are sought after for residential property and have a thriving business environment thanks to popular and well-established business parks, at Escrick, Selby and Riccall.

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 is accessed along an access lane from the main road, leading to a site developed with a range of buildings;

The subject property is a portal framed unit clad with concrete walls and corrugated sheeting, with a pitched sheet clad roof and roller shutter loading door.

There is a concrete loading apron and a good sized tarmac and unmade external yard.

## SERVICES

We are advised that the site is connected for electricity and water.

## FLOOR AREAS (approx. to GIA unless otherwise specified, indicative only)

Internal Storage	334 sq m (3603 sq ft) approx.
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The site also includes a number of garages and an additional workshop/store.

## RATEABLE VALUE

The property is currently in agricultural use and is not rated for business purposes..

## LEASE TERMS

The asking rent is £16,000 per annum.

The property is available with vacant possession subject to satisfactory completion of legal procedures and agreed timescales.

## USE

The property is currently used for agricultural linked storage. Interested parties must satisfy themselves with regard to their proposed use.

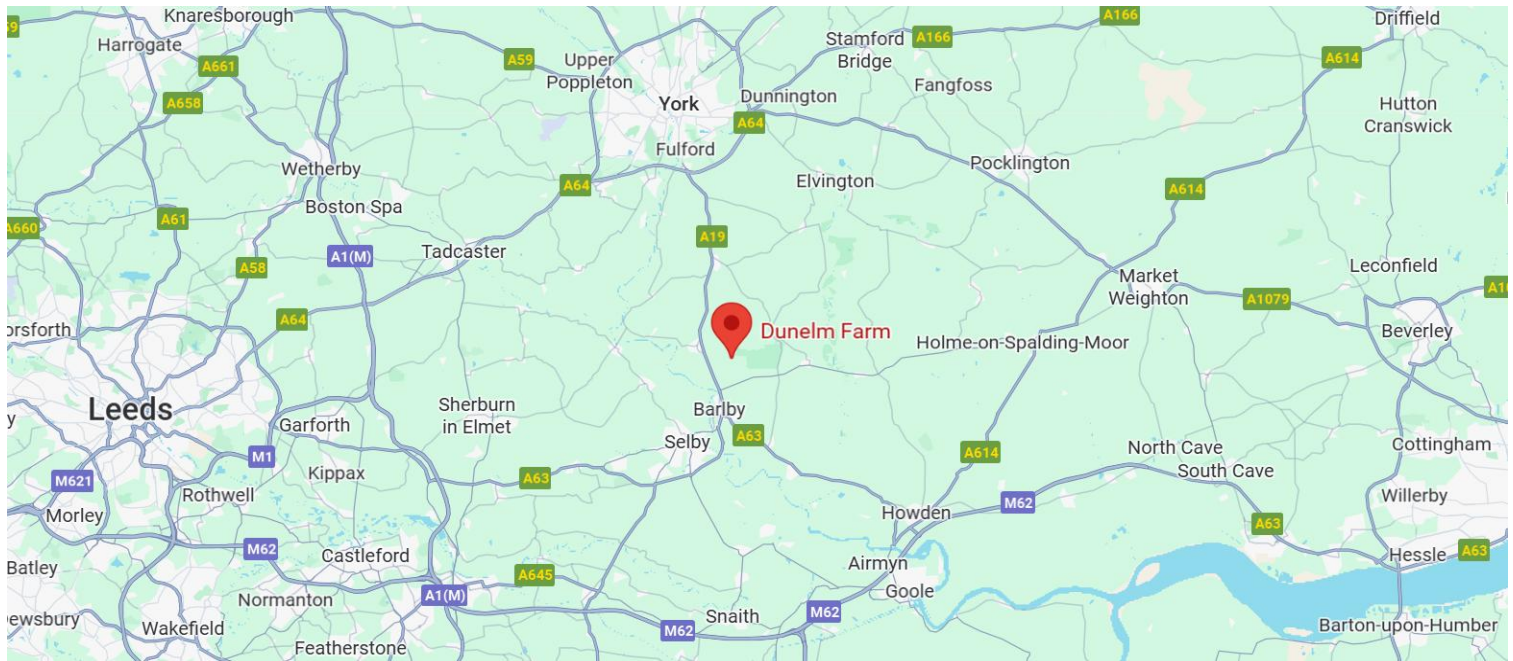
## VAT

Interested parties must take their own enquiries in this regard.

## 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 – 080925



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Plans for Indicative Purposes only – Not to Scale



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