

NORTH YORKSHIRE

Malton Road, Pickering
YO18 8EA

McBeath
Property Consultancy

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mcbeathproperty.co.uk



Excellent Occupier and Investor Opportunity

- Prominent main A roadside location
- Suit current use or alternative uses (subject to planning)
- Could suit occupier and/or investor
- Busy year round traffic flows
- Range of buildings on large site
- Situated between popular and growing market towns.
- Quick access to A64 and A170 trunk routes

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 on the A169 Malton Road which connects the towns of Malton and Pickering and the A64 and A170 transporter routes.

Malton and Pickering are within a short drives distance and both have a full range of amenities and services including the rail and bus stations in Malton. The railway station forms part of the Trans Pennine link and connects to the East coast mainline at York, enabling London to be reached in less than 2½ hours.

Both towns are attractive and historic towns with excellent road and public transport connections. As well as the multitude of villages within their catchment they are sought after residential locations with an extensive economic base with a wide range of industries and professional services.

In recent years there has been large scale residential development with major house-builders constructing hundreds of new homes which has seen the population increase by an estimated 12%. Furthermore there are significant new commercial developments at York Road, Malton, Eden Business Park which is adjacent to the A64 and Pickering Park at Thornton Road Industrial Estate. These developments have broadened the sub-regions employment and economic base.

DESCRIPTION

The property comprises a largely level site of approximately 0.75 hectares (1.84 acres) (interested parties must satisfy themselves in relation to the site area) with direct frontage to Malton Road. The site is accessed from Tofts Road just off the main road.

The property comprises a mix of commercial buildings which are briefly described below.

We believe the property has potential for a range of uses, subject to planning. Interested parties must make their own enquiries in this regard.

FLOOR AREAS

The current buildings provide the following gross internal areas;

Main workshop	5279 sq ft
plus mezzanine of	1245 sq ft
former Café/showroom building	3281 sq ft
plus mezzanine office	861 sq ft
Bungalow/office	760 sq ft
'Blue Barn' works/store	1700 sq ft
plus mezzanine of	1700 sq ft
'Red roof building' garaging	790 sq ft

SERVICES

We are advised that the site has connections of electricity (including 3 phase), gas and water. We are advised that drainage is via an interceptor to the main.

PRICING

Offers are invited for this valuable freehold opportunity.

VAT

Interested parties should make their own enquiries regarding VAT liability.

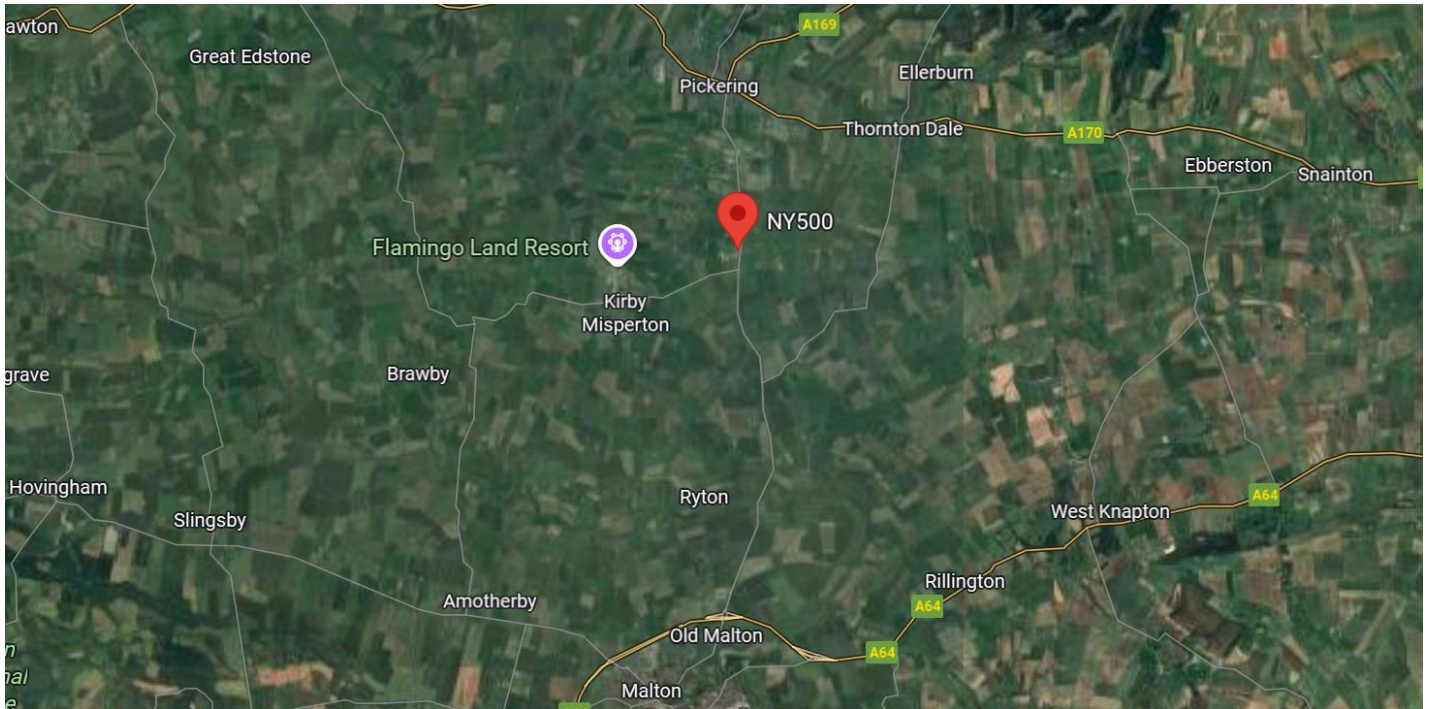
VIEWING ARRANGEMENTS

Strictly by prior appointment with the Joint Agents by email andrew@mcbeathproperty.co.uk or 07725 416002 or 01904 692929

Or
James Stuart, Malcom Stuart Property Consultants james@malcolm-stuart.com 01937 530853
Subject to contract 031125



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